

A-5885
Special Permit

Demolish the detached garage in the north (rear) yard.

William Curtin, III
3 Primrose Street

3 Primrose Street



Figure 1: 3 Primrose Street



Figure 2: View of the detached garage looking east



Figure 3: View of detached garage looking northwest.



Figure 4: View of the detached garage looking west.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11th day of April, 2011 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5885
MR. WILLIAM CURTIN, III
3 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicant has filed a request for a special permit pursuant to Section 8-11 of the Chevy Chase Village Code to demolish the detached garage in the north (rear) yard.

The Chevy Chase Village Code § 8-19 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain a special permit from the Board of Managers for such demolition to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 1st day of April, 2011.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL A-5885

MR. WILLIAM J. CURTIN, III
3 PRIMROSE STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Ms. Nancy B. Stone & Mr. Chuck Miller Or Current Resident 2 Quincy Street Chevy Chase, MD 20815	Mr. & Mrs. Jeff Black Or Current Resident 4 Quincy Street Chevy Chase, MD 20815
Ms. Jeanne Ruesch Or Current Resident 1 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. Alan B. Geller Or Current Resident 5 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Edward McReady Or Current Resident 4 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. Clarke Camper Or Current Resident 6 Primrose Street Chevy Chase, MD 20185

I hereby certify that a public notice was mailed to the aforementioned property owners on the 1st day of April, 2011.



Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



March 31, 2011

Mr. William J. Curtin, III
3 Primrose Street
Chevy Chase, MD 20815

Dear Mr. Curtin:

Please note that your request for an appeal to demolish the detached garage on your property is scheduled before the Board of Managers on Monday, April 11, 2011 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

Please note that because your property is located in the Chevy Chase Village Historic District, should the Board approve your request you will need to obtain a Historic Area Work Permit from the Historic Preservation Commission for the demolition of the garage as well as a Montgomery County demolition permit before the Village's Permit will be issued.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK
Village Manager

DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS

DAVID L. WINSTEAD
Chair

PETER T. KILBORN
Vice Chair

PETER M. YEO
Secretary

ALLISON W. SHUREN
Assistant Secretary

GAIL S. FELDMAN
Treasurer

LAWRENCE C. HEILMAN
Assistant Treasurer

PATRICIA S. BAPTISTE
Board Member

Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property:	3 PRIMROSE STREET, CHEVY CHASE VILLAGE		
Describe the Proposed Project:	Demolish the existing 20.1' x 18.3' garage and remove a portion of the concrete driveway that leads to the garage.		
Applicant Name(s) (List all property owners):	WILLIAM J. CURTIN III		
Daytime telephone:	202.637.6418	Cell:	202.257.6600
E-mail:	William.Curtin@hoganbells.com		
Address (if different from property address):			
For Village staff use:			
Date this form received:	3/21/11	Special Permit No:	A-5885

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

Ellen
Sands
Ellen
Sands

Ellen
Sands

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form)
- ☒ Completed Chevy Chase Village Building Permit Application
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☒ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: William J. Curtin III

Date: March 21, 2011

Applicant's Signature: _____

Date: _____

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

Demolition of the garage and removal of portion of contiguous driveway will be done in accordance with all applicable Chevy Chase Village and Montgomery County Codes and Ordinances and as well as in accordance with all demolition permits and historic preservation permits issued in connection with the referenced project.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

Granting the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village Code because the garage does not architecturally relate to the historic house and the house will continue to contribute to the historic district upon removal of the garage. Removal of a portion of the concrete driveway will be an improvement to the property.

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To:
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input checked="" type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: <i>300.00</i>	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815 Date Paid: <i>3/21/11</i> Staff Signature: <i>[Signature]</i>

Chevy Chase Village
Building Permit Application

Permit No: A-5885

Property Address: 3 Primrose Street Chevy Chase, Maryland 20815	
Resident Name: William J. Curtin III	
Daytime telephone: 202.637.6418	Cell phone: 202.257.6600
After-hours telephone: 202.257.6600	
E-mail: william.curtin@hoganlovells.com	
Project Description: Demolish the existing 20.1' by 18.3' garage and remove a portion of the concrete driveway that leads to the garage.	
<input checked="" type="checkbox"/> Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.	
Primary Contact for Project: <input checked="" type="checkbox"/> Resident <input type="checkbox"/> Architect <input type="checkbox"/> Project Manager <input type="checkbox"/> Contractor* *MHIC/MD Contractor's License No. (required):	
Information for Primary Contact for Project (if different from property owner): Name: Work telephone: After-hours telephone: Cell phone: E-mail:	
Will the residence be occupied during the construction project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, provide contact information for the party responsible for the construction site (if different from above): Name: Address: Work telephone: After-hours telephone: Cell phone: E-mail:	
Parking Compliance: Is adequate on-site parking available for the construction crews? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area. Will road closings be required due to deliveries, equipment or other reasons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

- ☒ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☒ This application form, signed by resident.
- ☒ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins. *N/A - 03/29/11*
- ☒ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: *[Signature]* Date: *March 21, 2011*

<i>To be completed by Village staff:</i>			
Is this property within the historic district?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Staff Initials: <u><i>ES</i></u>
Date application filed with Village: <u><i>3/21/11</i></u>	Date permit issued: _____	Expiration date: _____	

For Use By Village Manager	Application approved with the following conditions:
For Use By Village Manager	Application denied for the following reasons:
<div style="border: 2px solid black; padding: 5px; text-align: center;"> D E N I E D MAR 21 RECD Chevy Chase Village Manager </div>	<i>Barb@book - Special permit required pursuant to Sec 8.19 of the Village Code.</i>

Filing Fees (due when application submitted)	Checks Payable to:	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>100.00</u> (see Permit Fee Worksheet)		
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project.		
TOTAL Fees: <u>\$ 100.00</u>		
	Date: <u>3/18/11</u> Staff Signature: <i>[Signature]</i>	
Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to:	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: _____ Staff signature: _____	
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: _____ Staff signature: _____	

<i>For Village Staff use:</i> Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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CCV Permitting

From: Fothergill, Anne [Anne.Fothergill@mncppc-mc.org]
Sent: Thursday, March 24, 2011 12:12 PM
To: CCV Permitting
Cc: Curtin, William J.
Subject: 3 Primrose

hi Ellen,

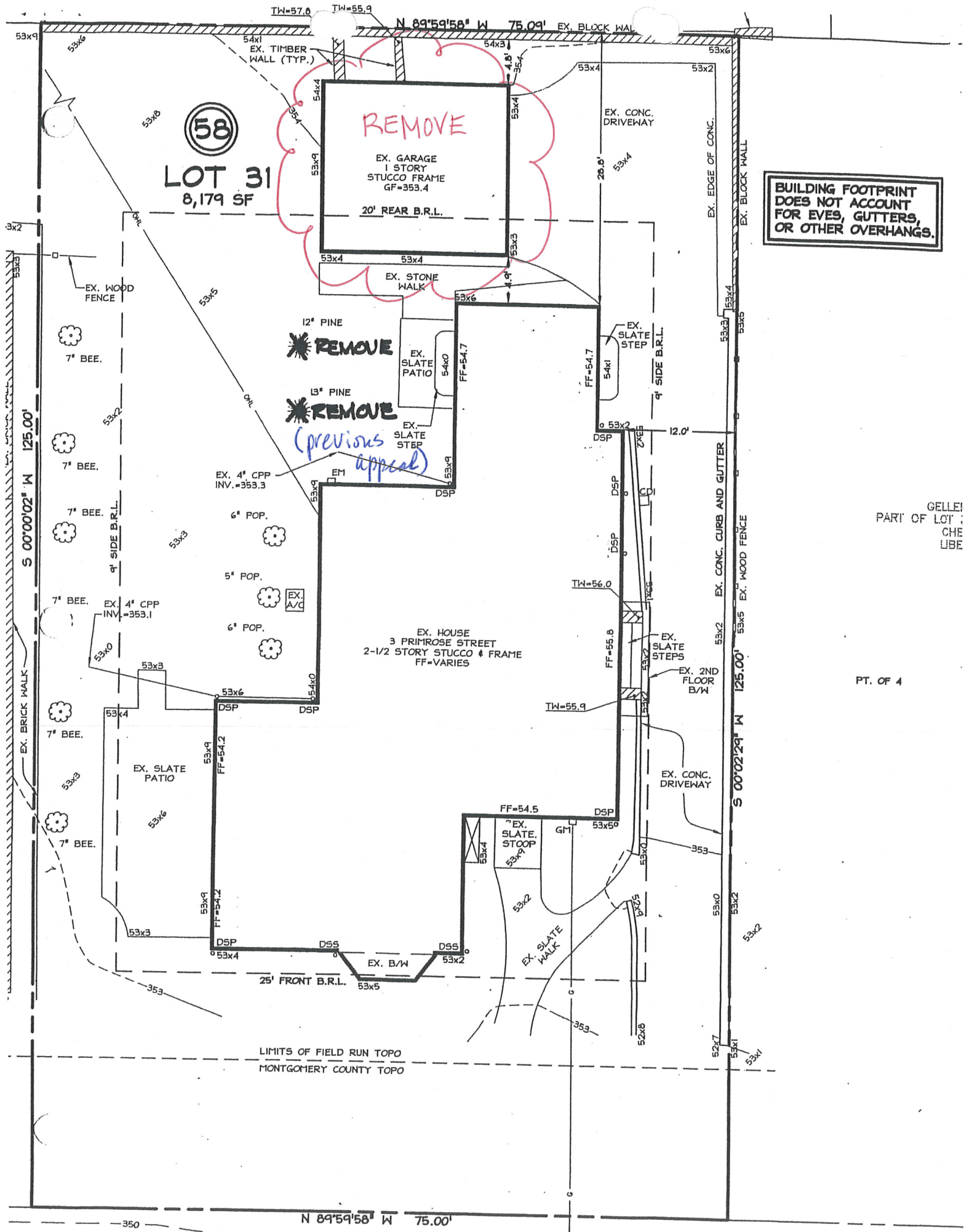
This was approved last night:

3 Primrose—garage demo, new garage, fence/stucco wall, tree removal, and alterations and addition to house

I know the owner needs to come to the Village soon so I wanted to let you know (and he is copied on this email).

Thanks,
Anne

Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910



BUILDING FOOTPRINT
DOES NOT ACCOUNT
FOR EYES, GUTTERS,
OR OTHER OVERHANGS.

GELLE
PART OF LOT
CHE
LIBE

PT. OF 4



BUILDERS OF QUALITY HOMES SINCE 1908

March 23, 2011

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Tel: 301-654-7300
Fax: 301-907-9721
ccv@montgomerycountymd.gov

Re: Means and methods for demolition and
removal of garage construction material at
3 Primrose Street, Chevy Chase, Md 20815

To Whom It May Concern:

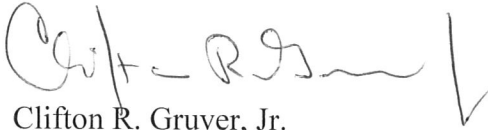
Demolition and removal of construction material will at all times be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with the requirements of any permits, including demolition permits and Historic Area Work Permits issued in conjunction with said work.

- Prior to start of demolition, Gruver Cooley Corporation will prepare the site and install all sediment and tree protection required.
- Prior to commencing demolition activities, the garage will be hosed down in order to minimize any dust resulting from the demolition and water will be used as required and as needed throughout the demolition process.
- A licensed, EPA certified contractor will use a rubber tire excavator and power tools to demolish the existing garage. Debris will be loaded into 10 ton dump truck or dumpster that will be delivered to the appropriate landfills (for recycling) outside of the Village of Chevy Chase. The dumpsters will be placed on the existing driveway and hauled out Primrose Street to Connecticut Ave. until all material is removed.
- Work crews will make every attempt to park on private property and if needed will park in front of the house on Primrose.
- The demolition will take two days weather permitting.

Celebrating 100 Years of Quality Custom Homebuilding

The demolition of the existing garage at 3 Primrose Street will not affect the health, safety or welfare, or the reasonable use of adjoining properties. Granting of the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village code.

Sincerely,

A handwritten signature in dark ink, appearing to read "Clifton R. Gruver, Jr.", followed by a large checkmark.

Clifton R. Gruver, Jr.
Gruver Cooley Corporation



Country Termite & Pest Control

P.O. Box 2082
Purcellville, VA 20134-2082
540-338-9018 (fax)

540-338-7821
888-909-7378
304-725-4489

March 23, 2011

TO: Gruver & Cooley Construction

RE: Rodent Certificate

To Whom It May Concern:

Country Termite & Pest Control monitored the garage at 3 Primrose Street in Chevy Chase, Maryland for rodents from March 15, 2011 through March 22, 2011. We found no activity of any rodents during this time.

Country Termite & Pest Control hereby certifies that the garage at 3 Primrose Street in Chevy Chase, Maryland is free and clear of rodents as of March 22, 2011.

If you have any questions or concerns please feel free to give me a call.

Sincerely

A handwritten signature in black ink, appearing to read "Willie Grey", with a long, sweeping flourish extending to the right.

Willie Grey
Owner



15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855
Telephone: 301-417-0200
Facsimile: 301-975-0169

March 28, 2011

Mr. Chip Gruver
Gruver & Cooley Construction
106 Loudoun Street, SW
Leesburg, Virginia 20175

**Re: Limited Asbestos Bulk Sampling and Lead-Based Paint-Chips
3 Primrose Court
Chevy Chase, Maryland
Apex Job No.: 11580.007**

Dear Mr. Gruver:

On December 21, 2010 and March 23, 2011, Apex Companies, LLC (Apex) performed a limited asbestos containing bulk sampling and lead-based paint (LBP)-chip sampling within the residence and the garage at 3 Primrose Court in Chevy Chase, Maryland.

Apex performed limited bulk sampling of suspect asbestos containing plaster within the residence and the garage. Also, suspect asbestos containing window glazing and lead containing paint-chips were sampled within the garage. The asbestos and LBP bulk sampling was conducted by an accredited AHERA/ASHARA Building Inspector and State of Maryland Lead Inspector Technician.

A total of twenty six (26) bulk samples of five (5) types of materials were collected for laboratory analysis within the residence and the garage area. Bulk samples collected on December 21, 2010 were analyzed at Scientific Analytical Institute, Inc (SAI) located in Greensboro, North Carolina. Bulk samples and paint-chips collected on March 23, 2011 were analyzed at EMSL Analytical, Inc. (EMSL) located in Beltsville, Maryland. Both laboratories are accredited by the American Industrial Hygiene Association (AIHA), and the National Voluntary Laboratory Accreditation Program (NVLAP).

Federal and State of Maryland regulations define a building material to be an asbestos containing material (ACM) if the material contains greater than one (> 1) percent asbestos by weight. **Laboratory analysis of all of the bulk samples collected determined that no asbestos was detected in the 2-coat plaster and the window caulking.**

Moreover, federal and State of Maryland define lead-based paint being greater than 0.5% lead by weight to determine whether LBP is present. The following components were found to contain lead in quantities exceeding the federal and State of Maryland criteria of > 0.5 %:

- Exterior Brown Window Casing and Interior White Window Casing in the garage area.

Mr. Chip Gruver
Gruver & Cooley Construction
March 28, 2011
Page 2

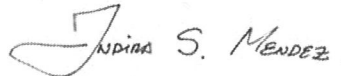
The following components were found to contain lead in quantities that do not exceed the federal and State of Maryland criteria of $>0.5\%$:

- Interior White Wall, Exterior Light Brown Wall, Interior White Glass Painted and Exterior Dark Brown Window Sill.

Enclosed please find a copy of the laboratories reports of bulk sample analysis and the LBP – chips results.

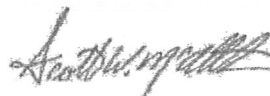
Apex appreciates the opportunity to be of service to Gruver & Cooley Construction in this matter. If you have any questions or comments, please call me.

Sincerely,
Apex Companies, LLC



Indira S. Mendez
Industrial Hygienist
Maryland Division

Reviewed by,



Scott W. McAllister
Senior Project Manager
Maryland Division

Enclosure

**EMSL Analytical, Inc.**

307 West 38th Street, New York, NY 10018

Phone: (212) 290-0051 Fax: (212) 290-0058 Email: manhattanlab@emsl.com

Attn: **Apex Companies, LLC**
15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855

Fax: (301) 975-0169

Phone: (301) 417-0200

Project: **BID 945**

Customer ID: APEX52

Customer PO:

Received: 03/25/11 10:33 AM

EMSL Order: 031108199

EMSL Proj:

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B*/7000B)

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Lead Concentration</i>
PB1	0001	3/23/2011	3/25/2011	0.018 % wt
Site: INTERIOR WHITE WALL				
PB2	0002	3/23/2011	3/25/2011	11 % wt
Site: EXTERIOR BROWN WINDOW CASING				
PB3	0003	3/23/2011	3/25/2011	0.71 % wt
Site: INTERIOR WHITE WINDOW CASING				
PB4	0004	3/23/2011	3/25/2011	0.069 % wt
Site: EXTERIOR LIGHT BROWN WALL				
PB5	0005	3/23/2011	3/25/2011	0.23 % wt
Site: INTERIOR WHITE 9HRS PAINTED				
PB6	0006	3/23/2011	3/25/2011	0.11 % wt
Site: EXTERIOR DARK BROWN WINDOW SILL				

Initial report from 03/25/2011 17:41:10

Miron Apfeldorfer, Laboratory Manager
or other approved signatory

Reporting limit is 0.01 % wt. The QC data associated with these sample results included in this report meet the method quality control requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities.

* slight modifications to methods applied Samples received in good condition unless otherwise noted. Quality Control Data associated with this sample set is within acceptable limits, unless otherwise noted

Samples analyzed by EMSL Analytical, Inc. New York, NY AIHA-LAP, LLC-ELLAP Lab 102581, NYS ELAP 11506



EMSL Analytical, Inc. Relinquish Form

Initial Lab:	EMSL- Beltsville	Phone Number:	301-937-5700
		Fax Number:	301-937-5701
Relinquished to:	EMSL- <i>Manhattan</i>	Phone Number:	
		Fax Number:	
Does new Lab hold equivalent or additional accreditation*		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

EMSL Customer ID #:			
Client Name:	<i>Apex Companies</i>		
Client Project:	<i>B.D. 945</i>		
Date Received:	<i>3/24/11</i>		
Date Relinquished:	<i>3/23/11</i>		
Date Due:	<i>3/25/11</i>		
Special Instructions:			
Relinquished by (Signature):	Date:	Received by (Signature) <i>S. Vasconez</i>	Date: <i>3/25 1033A</i>
Relinquished by (Signature):	Date:	Received by (Signature)	Date:

Client Notification- Please sign this form and fax to the original laboratory. By signing below you agree to allow the above named laboratory to relinquish the samples to a new laboratory with equivalent or additional certification.

Name (please Print)	Signature	Agent of:	Date:
<i>See attached email from client</i>			
If this is a reoccurring project or sample type that will require samples to be relinquished on a regular basis please sign below and the laboratory will keep this form on file.			
Name (please Print)	Signature	Agent of:	Date:

- All accreditation information and certificates can be found at www.emsl.com.



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

031108199

EMSL ANALYTICAL, INC.
10768 BALTIMORE AVE
BELTSVILLE, MD 20705
PHONE: (301) 937-5700
FAX: (301) 937-5701

Company: <u>Apex Companies</u>		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**		
Street: <u>15850 Crabbs Branch way</u>		Third Party Billing requires written authorization from third party		
City: <u>Jocavilla</u>	State/Province:	Zip/Postal Code:	Country:	
Report To (Name): <u>SmCallister @ apex cos. com</u>		Fax #:		
Telephone #:		Email Address: <u>pmendez @ apex cos. com</u>		
Project Name/Number: <u>BID. 945</u>				
Please Provide Results: <input type="checkbox"/> Fax <input type="checkbox"/> Email		Purchase Order:	U.S. State Samples Taken:	
Turnaround Time (TAT) Options* - Please Check				
<input type="checkbox"/> 3 Hours	<input type="checkbox"/> 6 Hours	<input checked="" type="checkbox"/> 24 Hours	<input type="checkbox"/> 48 Hours <input type="checkbox"/> 3 Days <input type="checkbox"/> 4 Days <input type="checkbox"/> 5 Days <input type="checkbox"/> 10 Days	
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide				
Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> mg/cm ² <input type="checkbox"/> % by wt.	SW846-7000B/7420 or AOAC 974.02	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES	0.5 µg/filter	<input type="checkbox"/>
Wipe* <input type="checkbox"/> ASTM <input type="checkbox"/> non ASTM *if no box is checked, non-ASTM Wipe is assumed	SW846-7000B/7420	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	0.5 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7420/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7420	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7421	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW86-6010B or C	ICP-AES	1 mg/kg (ppm)	<input type="checkbox"/>
Wastewater	SM3111B or SW846-7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	1 mg/kg (ppm)	<input type="checkbox"/>
Drinking Water	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
Other:		Preservation Method (Water):		
Name of Sampler: <u>INDIA S. MENDEZ</u>		Signature of Sampler: <u>INDIA S. MENDEZ</u>		
Sample #	Location	Volume/Area	Date/Time Sampled	
Pb1	Interior white wall	shed		
Pb2	Exterior Brown window casing	↓		
Pb3	Interior white ↓ ↓	↓		
Pb4	Exterior Light Brown wall	↓		
Pb5	Interior white glass painted	↓		
Pb6	Exterior Dark Brown window sill	↓		
Client Sample #'s: <u>Pb1 - Pb6</u>		Total # of Samples: <u>6</u>		
Relinquished (Client): <u>INDIA S. MENDEZ</u>	Date: <u>03/23/2011</u>	Time: <u>12:30 p.m.</u>		
Received (Lab): <u>R. J. J. J.</u>	Date: <u>3/24/11</u>	Time: <u>9:55am</u>		
Comments: <u>See Ex</u>				

EMSL NY SVAS LOPEZ 3/25 10:38 AM



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP
NVLAP Lab Code: 200664-0

Customer: Apex Companies, LLC
15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855-2622

Attn: Scott McAllister
Adam Truax

Lab Order ID: 1015019

Analysis ID: 1015019PLM

Date Received: 12/22/2010

Date Reported: 12/22/2010

Project: G&C Primrose Street

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
PL-1-B1	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_1					Crushed
PL-1-B2	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_2					Crushed
PL-1-B3	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_3					Crushed
PL-1-B4	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_4					Crushed
PL-1-B5	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_5					Crushed
PL-1-B6	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_6					Crushed
PL-1-B7	Beige skim coat	None Detected		100% Other	Beige Non Fibrous Heterogeneous
1015019PLM_7					Crushed
PL-2-B8	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_8					Crushed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Estimated MDL is 0.1%.

Dorlos Ammerman (21)

Analyst

Nathaniel Durham, MS or Approved Signatory

Scientific Analytical Institute, Inc. 302-L Pomona Dr. Greensboro, NC 27407 (336) 292-3888

Page 1 of 3



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP[®]

NVLAP Lab Code: 200664-0

Customer: Apex Companies, LLC
15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855-2622

Attn: Scott McAllister
Adam Truax

Lab Order ID: 1015019

Analysis ID: 1015019PLM

Date Received: 12/22/2010

Date Reported: 12/22/2010

Project: G&C Primrose Street

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
PL-2-B9	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_9					Crushed
PL-2-B10	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_10					Crushed
PL-2-B11	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_11					Crushed
PL-2-B12	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_12					Crushed
PL-2-B13	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_13					Crushed
PL-2-B14	White plaster beneath PL-1	None Detected	2% Cellulose	98% Other	White Non Fibrous Heterogeneous
1015019PLM_14					Crushed
PL-3-B15	Gray/brown plaster beneath PL-2	None Detected	3% Cellulose 3% Synthetic Fibers	94% Other	Brown Non Fibrous Heterogeneous
1015019PLM_15					Crushed
PL-3-B16	Gray/brown plaster beneath PL-2	None Detected	5% Cellulose 5% Synthetic Fibers	90% Other	Brown Non Fibrous Heterogeneous
1015019PLM_16					Crushed

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Dorlos Ammerman (21)

Analyst

Scientific Analytical Institute, Inc. 302-L Pomona Dr. Greensboro, NC 27407 (336) 292-3888

Nathaniel Durham, MS or Approved Signatory

Page 2 of 3



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP[®]
NVLAP Lab Code: 200664-0

Customer: Apex Companies, LLC
15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855-2622

Attn: Scott McAllister
Adam Truax

Lab Order ID: 1015019

Analysis ID: 1015019PLM

Date Received: 12/22/2010

Date Reported: 12/22/2010

Project: G&C Primrose Street

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
PL-3-B17	Gray/brown plaster beneath PL-2	None Detected	5% Cellulose 5% Synthetic Fibers	90% Other	Brown Non Fibrous Heterogeneous
1015019PLM_17					Crushed
PL-3-B18	Gray/brown plaster beneath PL-2	None Detected	5% Cellulose 5% Synthetic Fibers	90% Other	Brown Non Fibrous Heterogeneous
1015019PLM_18					Crushed
PL-3-B19	Gray/brown plaster beneath PL-2	None Detected	3% Cellulose 3% Synthetic Fibers	94% Other	Brown Non Fibrous Heterogeneous
1015019PLM_19					Crushed
PL-3-B20	Gray/brown plaster beneath PL-2	None Detected	5% Cellulose 5% Synthetic Fibers	90% Other	Brown Non Fibrous Heterogeneous
1015019PLM_20					Crushed
PL-3-B21	Gray/brown plaster beneath PL-2	None Detected	5% Cellulose 5% Synthetic Fibers	90% Other	Brown Non Fibrous Heterogeneous
1015019PLM_21					Crushed

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Dorlos Ammerman (21)

Analyst

Nathaniel Durham, MS or Approved Signatory

Scientific Analytical Institute, Inc. 302-L Pomona Dr. Greensboro, NC 27407 (336) 292-3888

Page 3 of 3

240-876-2519 ADAM



Scientific Analytical Institute
 302-L Pomona Dr. Greensboro, NC 27407
 Phone: 336.292.3888 Fax: 336.292.3313
 www.sailab.com lab@sailab.com

Lab Use Only

Lab Order ID: _____

Client Code: _____

1075019

Company Contact Information	
Company: APEX Companies, LLC	Contact: Adam Truax
Address: 15850 Crabbs Branch Way	Phone <input type="checkbox"/> : 301-417-0200
Suite 200	Fax <input type="checkbox"/> : 301-975-0169
Rockville, MD. 20855	Email <input type="checkbox"/> : atruax@apexcos.com smcallister@apexcos.com

Asbestos Test Types	
PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>
Positive stop	<input checked="" type="checkbox"/>
PLM Point Count	<input type="checkbox"/>
PCM NIOSH 7400	<input checked="" type="checkbox"/>
TEM AHERA	<input type="checkbox"/>
TEM Level II	<input type="checkbox"/>
TEM NIOSH 7402	<input type="checkbox"/>
TEM Bulk Qualitative	<input type="checkbox"/>
TEM Bulk Chatfield	<input type="checkbox"/>
TEM Bulk Quantitative	<input type="checkbox"/>
TEM Wipe ASTM D6480-99	<input type="checkbox"/>
TEM Microvac ASTM D5755-02	<input type="checkbox"/>
TEM Water EPA 100.2	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>

Billing/Invoice Information	Turn Around Times
Company: APEX Companies, LLC	90 Min. <input type="checkbox"/> 48 Hours <input type="checkbox"/>
Contact: Scott	3 Hours <input type="checkbox"/> 72 Hours <input type="checkbox"/>
Address: 15850 Crabbs Branch Way	6 Hours <input checked="" type="checkbox"/> 96 Hours <input type="checkbox"/>
Suite 200	12 Hours <input type="checkbox"/> 120 Hours <input type="checkbox"/>
Rockville, MD. 20855	24 Hours <input type="checkbox"/> 144+ Hours <input type="checkbox"/>

PO Number: BID. 945
Project Name/Number: G + C Primrose Street

Sample ID #	Description/Location	Volume/Area	Comments
PL-1 -B1	Beige Skim Coat		Any Questions to Adam Truax or Scott McAllister
-B2			
-B3			
-B4			
-B5			
-B6			
-B7			
PL-2 -B8	White Plaster beneath PL-1		
-B9			
-B10			
-B11			
-B12			
-B13			
-B14			

Total # of Samples 21

Relinquished by	Date/Time	Received by	Date/Time
Adam Truax	12/21/10	[Signature]	12/22/10

Page 1 of 2

Accepted ☒Rejected ☐



Client Code:

1015019

[illegible]

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone: (301) 937-5700 Fax: (301) 937-5701 Email: beltsvillelab@emsl.com

Attn: **Scott McAllister**
Apex Companies, LLC
15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855

Customer ID: APEX52
Customer PO:
Received: 03/24/11 9:55 AM
EMSL Order: 191102738

Fax: (301) 975-0169 Phone: (301) 417-0200
Project: **BID 945**

EMSL Proj:
Analysis Date: 3/24/2011

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
03232011 ISM B1 191102738-0001	WHT WINDOW CAULKING - EXT WINDOW	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
03232011 ISM B2 191102738-0002	WHT WINDOW CAULKING - EXT WINDOW	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
03232011 ISM B3- Top - Rough coat plaster 191102738-0003	PLSTR - THROUGHOUT SHED	Brown/Gray/Yellow Fibrous Heterogeneous	5% Cellulose	40% Non-fibrous (other) 50% Quartz 5% Mica	None Detected
03232011 ISM B3- Bottom - Concrete material 191102738-0003A	PLSTR - THROUGHOUT SHED	Brown/Gray/Beige Non-Fibrous Heterogeneous		45% Non-fibrous (other) 55% Quartz	None Detected
03232011 ISM B4- Top - Rough coat plaster 191102738-0004	PLSTR - THROUGHOUT SHED	Brown/Gray/Yellow Fibrous Heterogeneous	5% Cellulose	40% Non-fibrous (other) 50% Quartz 5% Mica	None Detected

Initial report from 03/24/2011 13:19:19

Analyst(s)

George Malone (8)

Joe Centifonti, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone: (301) 937-5700 Fax: (301) 937-5701 Email: beltsvillelab@emsl.com

Attn: **Scott McAllister**
Apex Companies, LLC
15850 Crabbs Branch Way
Suite 200
Rockville, MD 20855

Customer ID: APEX52
Customer PO:
Received: 03/24/11 9:55 AM
EMSL Order: 191102738

Fax: (301) 975-0169 Phone: (301) 417-0200
Project: BID 945

EMSL Proj:
Analysis Date: 3/24/2011

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
03232011 ISM B4-Bottom - Concrete material 191102738-0004A	PLSTR - THROUGHTOUT SHED	Brown/Gray/Beige Non-Fibrous Heterogeneous		45% Non-fibrous (other) 55% Quartz	None Detected
03232011 ISM B5-Top - Rough coat plaster 191102738-0005	PLSTR - THROUGHTOUT SHED	Brown/Gray/Yellow Fibrous Heterogeneous	3% Cellulose	42% Non-fibrous (other) 5% Mica 50% Quartz	None Detected
03232011 ISM B5-Bottom - Concrete material 191102738-0005A	PLSTR - THROUGHTOUT SHED	Brown/Gray/Beige Non-Fibrous Heterogeneous		45% Non-fibrous (other) 55% Quartz	None Detected

Initial report from 03/24/2011 13:19:19

Analyst(s)

George Malone (8)

Joe Centifonti, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

191102738
CHAIN OF CUSTODY

EMSL Representative:	Connie Frasca	EMSL-Bill to:	SAME
Your Company Name:	Apex Companies, LLC	Street:	
Street:	15850 Crabbs Branch Way	Box #:	
Box #:	Suite 200	City/State:	Zip:
City/State:	Rockville, MD	Fax Results to:	
Verbal Results to:	<i>SMC@ISTEED.apexcos.com</i>	Fax #:	301-975-0169
Telephone #:	301-417-0200	Purchase Order #	
Project Name/Number:	<i>BD - 945</i>		

MATRIX		TURNAROUND TIME	
<input type="checkbox"/> Air <input checked="" type="checkbox"/> Bulk <input type="checkbox"/> Floor Tile <input type="checkbox"/> Drinking Water <input type="checkbox"/> Soil <input type="checkbox"/> Dust <input type="checkbox"/> Wipe <input type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> 6 Hours <input type="checkbox"/> 3 Days <i>per request of client</i>	<input type="checkbox"/> 3 Hour** <input type="checkbox"/> 5 Days **Must call Lab for approval	<input checked="" type="checkbox"/> 24 Hours <input type="checkbox"/> 6-10 Days <input type="checkbox"/> 48 Hours <input type="checkbox"/> Same Day*** *** 10:00AM delivery results by Mid-night or earlier
<u>PCM</u> <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> OSHA <input type="checkbox"/> Other:	<u>PLM BULK (regular bulk)</u> <input checked="" type="checkbox"/> EPA 600 <input type="checkbox"/> NOB <input type="checkbox"/> Point Count <input type="checkbox"/> Other:	<u>TEM BULK</u> <input type="checkbox"/> Drop Mount (Qualitative) <input type="checkbox"/> Chatfield <input type="checkbox"/> Chatfield / SEM QC <input type="checkbox"/> Conventional (Quantitative) <input type="checkbox"/> EMSL Method <input type="checkbox"/> NOB <input type="checkbox"/> NOB / SEM QC <input type="checkbox"/> Micro Vac - Quantitative <input type="checkbox"/> Micro Vac - Qualitative	<u>TEM WATER</u> <input type="checkbox"/> Wastewater <input type="checkbox"/> Drinking Water EPA 100.1 <input type="checkbox"/> Water - NY Wastewater <input type="checkbox"/> Water-NY Drinking Water
<u>TEM AIR</u> <input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> Level I <input type="checkbox"/> Level II	<u>SEM</u> <input type="checkbox"/> Qualitative <input type="checkbox"/> Quantitative		<u>TEM WIPE</u> <input type="checkbox"/> Quantitative <input type="checkbox"/> Qualitative
<u>XRD</u> <input type="checkbox"/> Asbestos <input type="checkbox"/> Silica	<input type="checkbox"/> <u>OTHER</u> <input type="checkbox"/> <u>COMMENTS</u> <i>Stop positive</i>		

Client Sample # (s)	B1	B2	Total Samples:	5
Relinquished:	JUDITH S. MENDOZA	Date:	3/13/11	Time: 12:35 p.m.
Received:	A. Boudreau Fed Ex	Date:	3/24/11	Time: 9:55 a.m.
Received:		Date:		Time:

[illegible]

Chevy Chase Village Tree Inspection Request Form

Property Address: 3 P rumrose
Date this form submitted to Village office:
Resident Name: Phone: E-mail:
This request initiated by: <input type="checkbox"/> Village office staff. <input type="checkbox"/> Resident/property owner
<input type="checkbox"/> Inspect tree(s) ¹ requested for removal -- are any of conditions in Village Code Sec. 17-3(a) met? <input type="checkbox"/> Inspect trees ¹ on property to determine if a Tree Protection Plan (TPP) is needed for proposed project ² . <input type="checkbox"/> Pursuant to a Village Bldg Permit application ² , prepare TPP for trees ¹ on property [\$250 fee] <input type="checkbox"/> Verify that a TPP has been implemented for Village Building Permit # _____. <input type="checkbox"/> Follow up on an existing TPP -- is it OK to remove TPP? <input type="checkbox"/> Village right-of-way/park <input type="checkbox"/> Other: _____ <small>¹ Show location of tree(s) on a plat or site plan (or on diagram on reverse, but only if plat unavailable). ² Attach full description of proposed project.</small>

Sections below must be completed by Village Arborist:

Tree #1: ☒ Private Property ☐ Village right-of-way

Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R

DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag

Assessment: Checked property, no conflict with tree for construction

Tree #2: ☐ Private Property ☐ Village right-of-way

Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R

DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.

Assessment: _____

Tree #3: ☐ Private Property ☐ Village right-of-way

Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R

DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.

Assessment: _____

(For more trees, please check here ☐ and attach pages: # of extra trees ____; # of extra pages ____.)

Arborist assessment: Does tree meet any of the conditions in Village Code 17-3 to qualify for removal?

Removal Approved

Denied

*Is permit required? (i.e, is trunk circumf. ≥ 24 "?) Y N

Tree #1 ☐

☐

Tree #1 ☐ ☐

Tree #2 ☐

☐

Tree #2 ☐ ☐

Tree #3 ☐

☐

Tree #3 ☐ ☐

Arborist Signature _____

Date 3-29-11



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES

Daytime Phone No.: 202-332-1200

Tax Account No.: _____

Name of Property Owner: WILLIAM CURTIN Daytime Phone No.: 202-257-6600

Address: 3 PRIMROSE ST. CHEVY CHASE, MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: PRIMROSE STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE.

Lot: 31 Block: 58 Subdivision: SECTION 2

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☒ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☒ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☒ Fence/Wall (complete Section 4) ☒ Other: GARAGE

1B. Construction cost estimator: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

David Jones

Signature of owner or authorized agent

Date

1.27.11

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1918 Tudor style house in Chevy Chase Village
Historic District.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove garage.
Build new garage.
Enlarge existing 1-story rear addition.
New fence with piers.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

16 December 2010

Historic Preservation Commission
Maryland- National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Garage Removal
3 Primrose Street
Chevy Chase, MD 20815

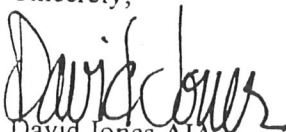
Dear Commissioners:

We are writing to support our client's wish to remove an existing garage located in the middle of his rear yard. We support this action based on the following considerations:

1. The garage is located in the center of the rear yard and does not allow for a private outdoor space suitable for a family to enjoy. To access the garage, there is a large paved turning area which takes up a significant portion of the property. The garage is only 5 feet off the back of the house, creating an awkward and dreary space on the north side of the house.
2. The garage is in poor condition. As shown in the attached photos, the garage has suffered termite and rot damage. The windows are broken with sills that are rotted. The structure is leaning toward the house, and is a hazard. A portion of the roof sheathing is damaged and the roof leaks. The garage passage door is warped and requires significant effort to open and close.
3. The garage has been altered from its original state. The garage door has been replaced with a metal overhead door with new aluminum siding above. Large sections of framing are new.
4. With the low-pitched roof form, the structure does not reflect the Tudor character of the main house.

In my professional opinion, this garage should not be considered a contributing resource to the property or the historic district. It is a purely utilitarian building that was to be hidden behind the house, away from view. It is too large to suit our client's needs and obstructs his enjoyment of the property. Its siting, condition, and scale make it a nuisance to the homeowner and affords nothing to the neighborhood.

Sincerely,


David Jones AIA

Enclosures

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Curtin Residence
3 Primrose Street
Chevy Chase MD 20815

Abutting and Confronting Properties:

Jeanne Ruesch
1 Primrose Street
Chevy Chase, MD 20815

Alan & Sondra Geller
5 Primrose Street
Chevy Chase, MD 20815

Carol & Edward McReady
4 Primrose Street
Chevy Chase, MD 20815

Clark & Naomi Camper
6 Primrose Street
Chevy Chase, MD 20815

Current Owner
4 Quincy Street
Chevy Chase, MD 20815

Adjust or Remove Existing Timber Walls as Necessary

Wooden Screen
Panels @ 6' Height
with 6.5' Brick Piers.
(See Elevation Sketch)
to Continue along
Property Line as Shown

First 3 Screen
Panel Heights
to be 44" to Match
Brick Wall Height.
First 3 Columns
to be 52" tall

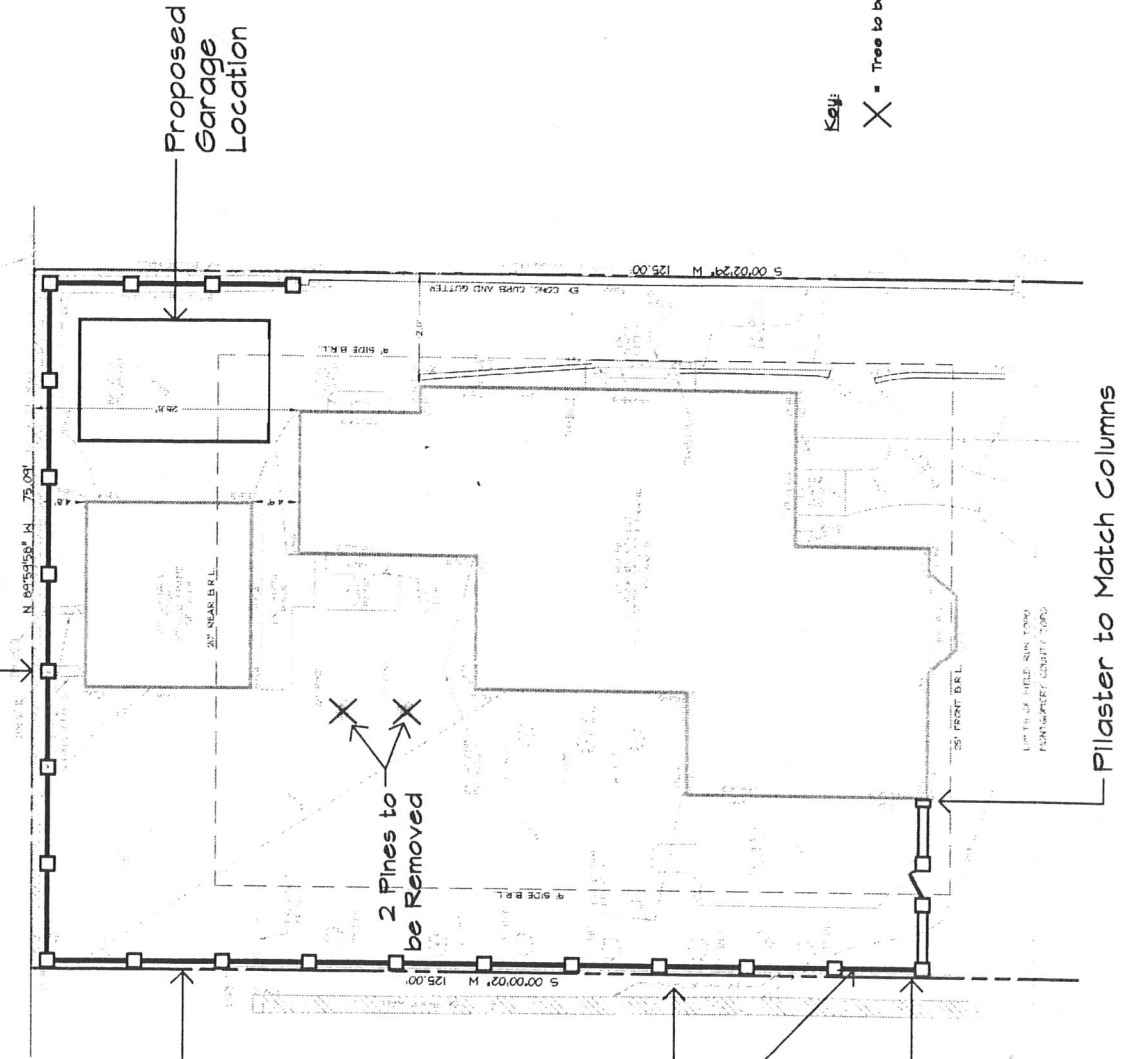
(2) 44" Tall Brick Wall
Sections with 52" Columns.
To Include 36" wide
Custom Wooden Gate

A Sketch Plan for:

3 Primrose Street

Chevy Chase, Maryland

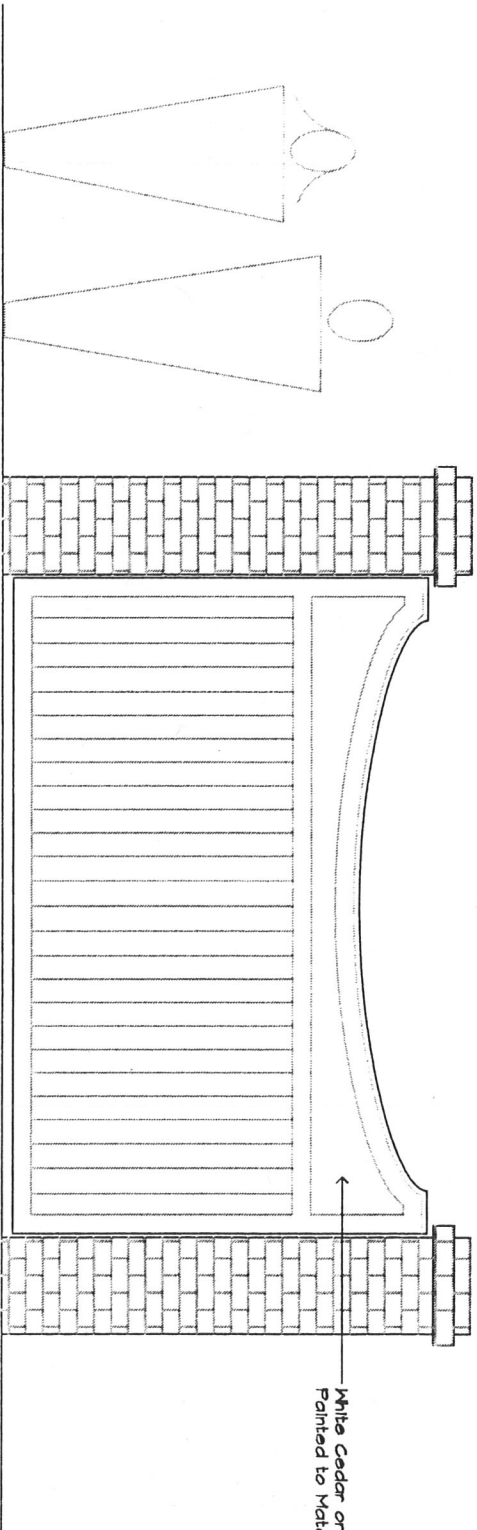
Scale: 1" = 20'



Key:

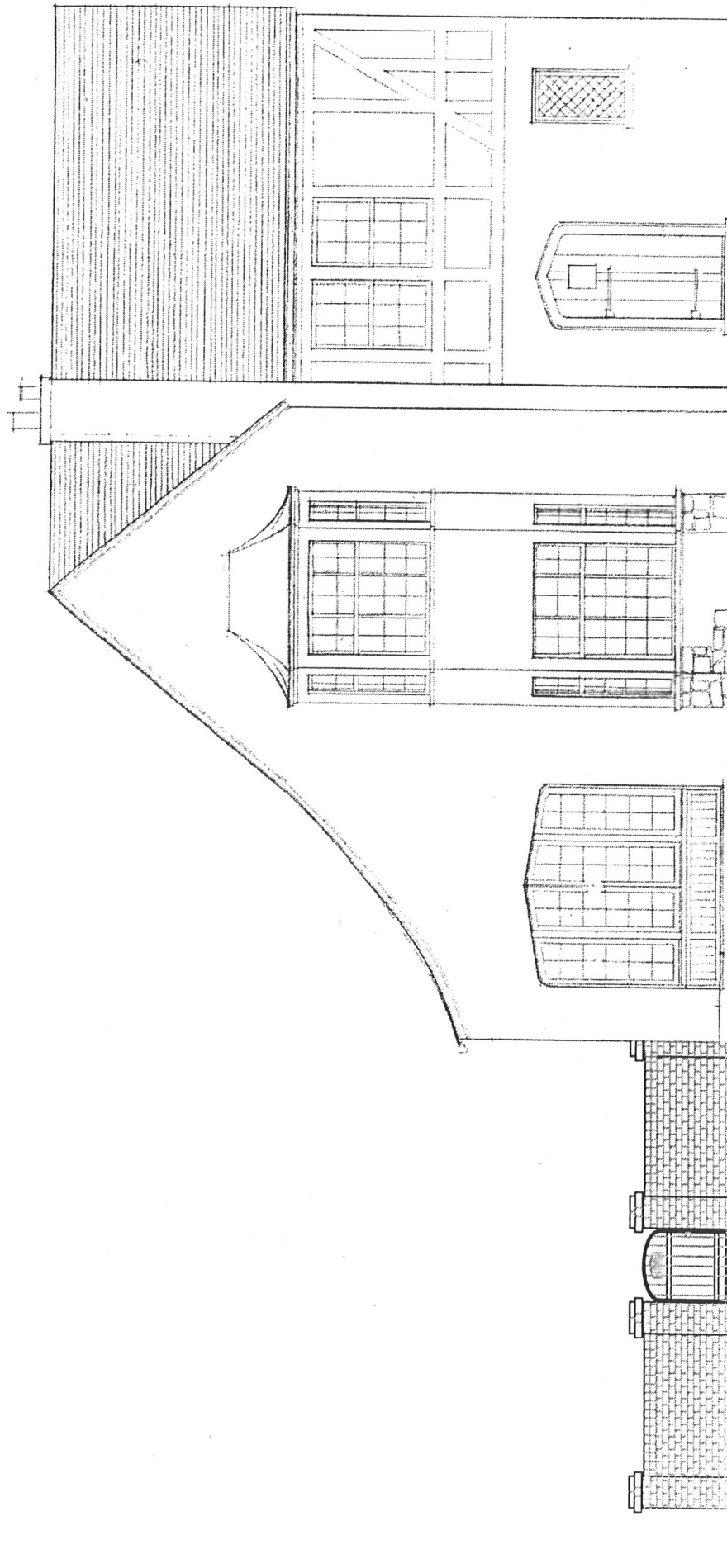
X = Tree to be Removed

CALLAWAY
& ASSOCIATES
122 E. Fisher Avenue
Greensboro, NC 27401
(336) 274-0525 Phone
(336) 274-4455 Fax
Date: January 31, 2011



White Cedar or Spanish Cedar
Painted to Match Stucco on House

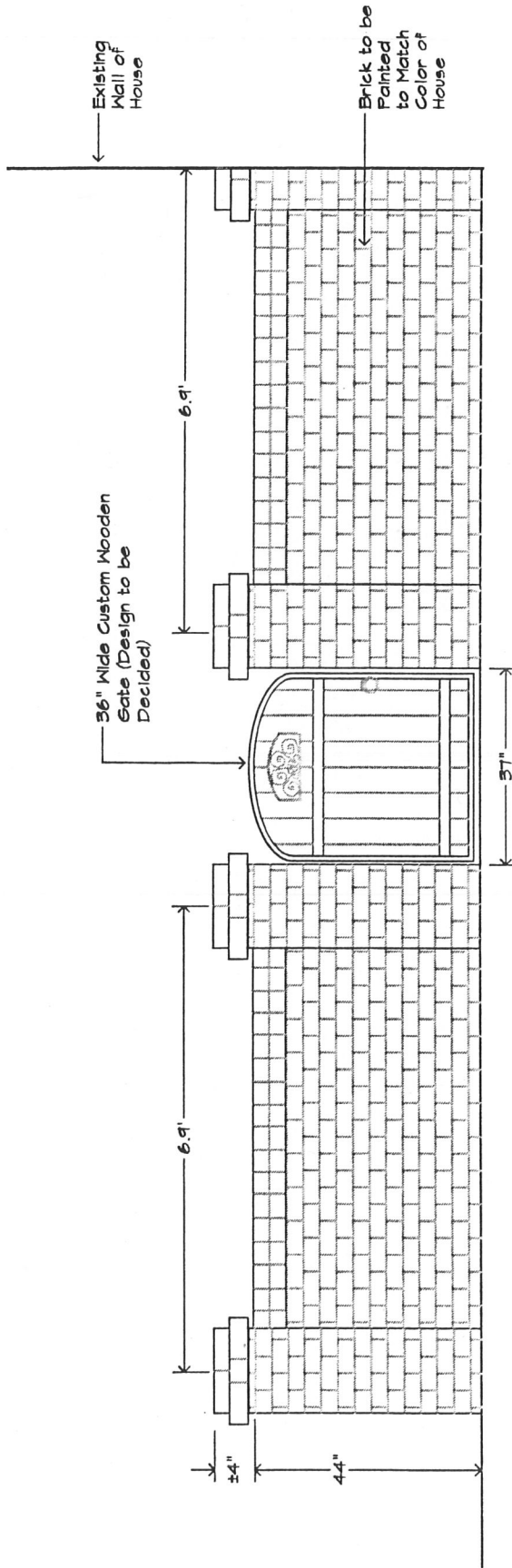
Wooden Screen Wall with Brick Piers
ELEVATION
NTS



Curtin Residence South Elevation with Proposed Brick Wall

NTS

Date: 1.31.2011



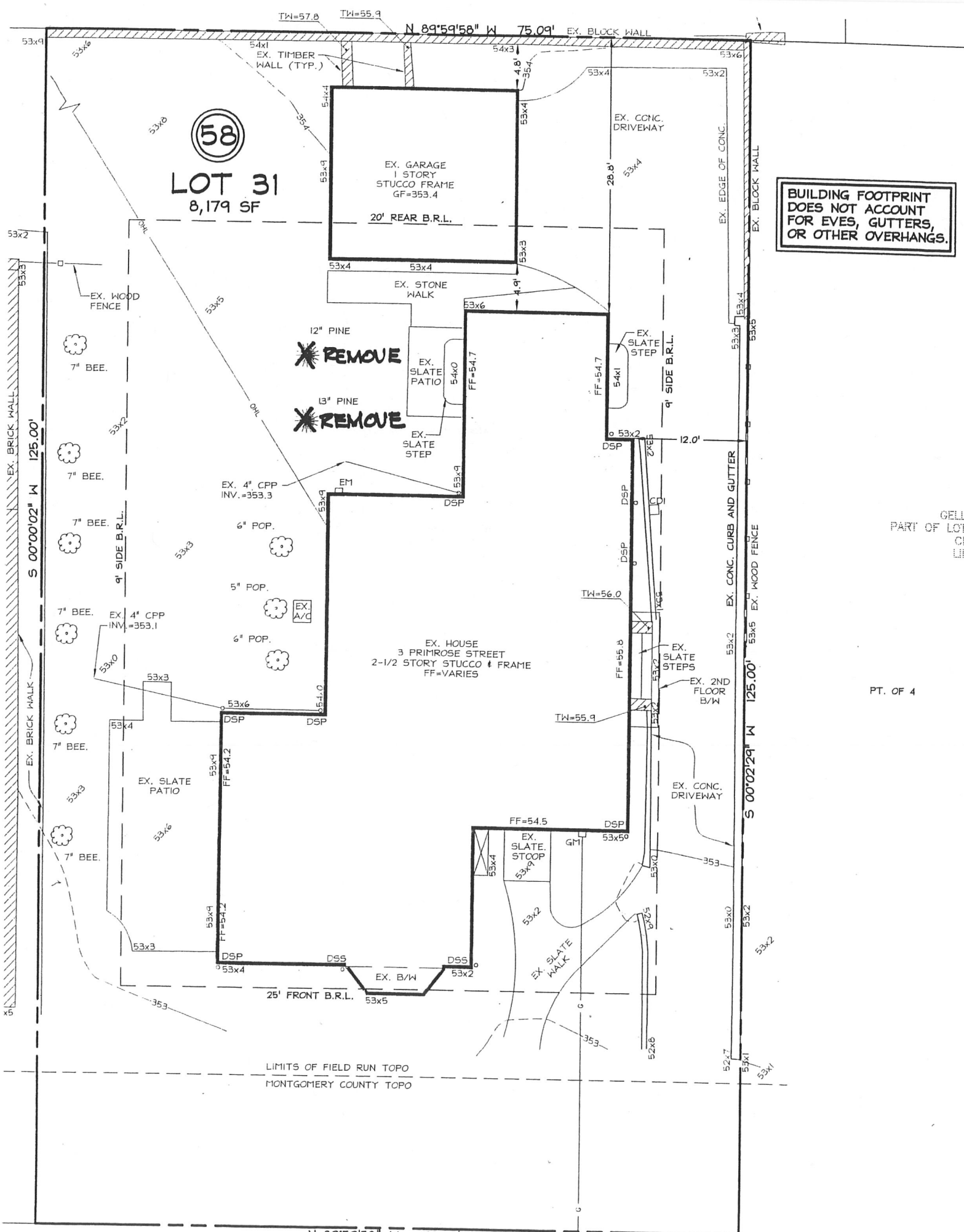
Brick Wall with 16" Columns And Wooden Gate

ELEVATION

NTS

Project:
Curtin
Date:
1.31.2011

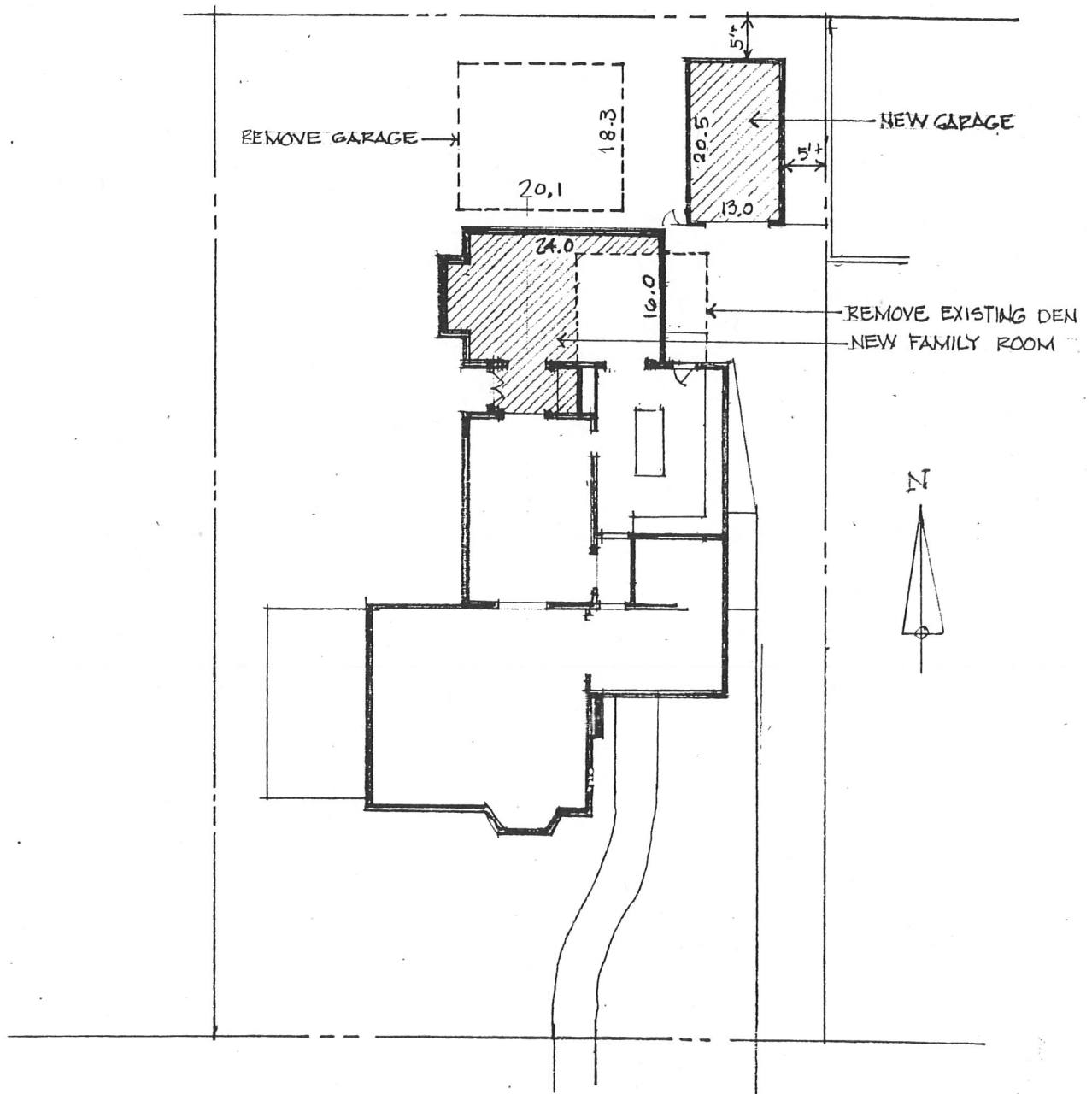
**CALLAWAY
& ASSOCIATES**
122 E. Fifth Avenue
Greensboro, NC 27401
(336) 274-4444
Fax: (336) 274-4444



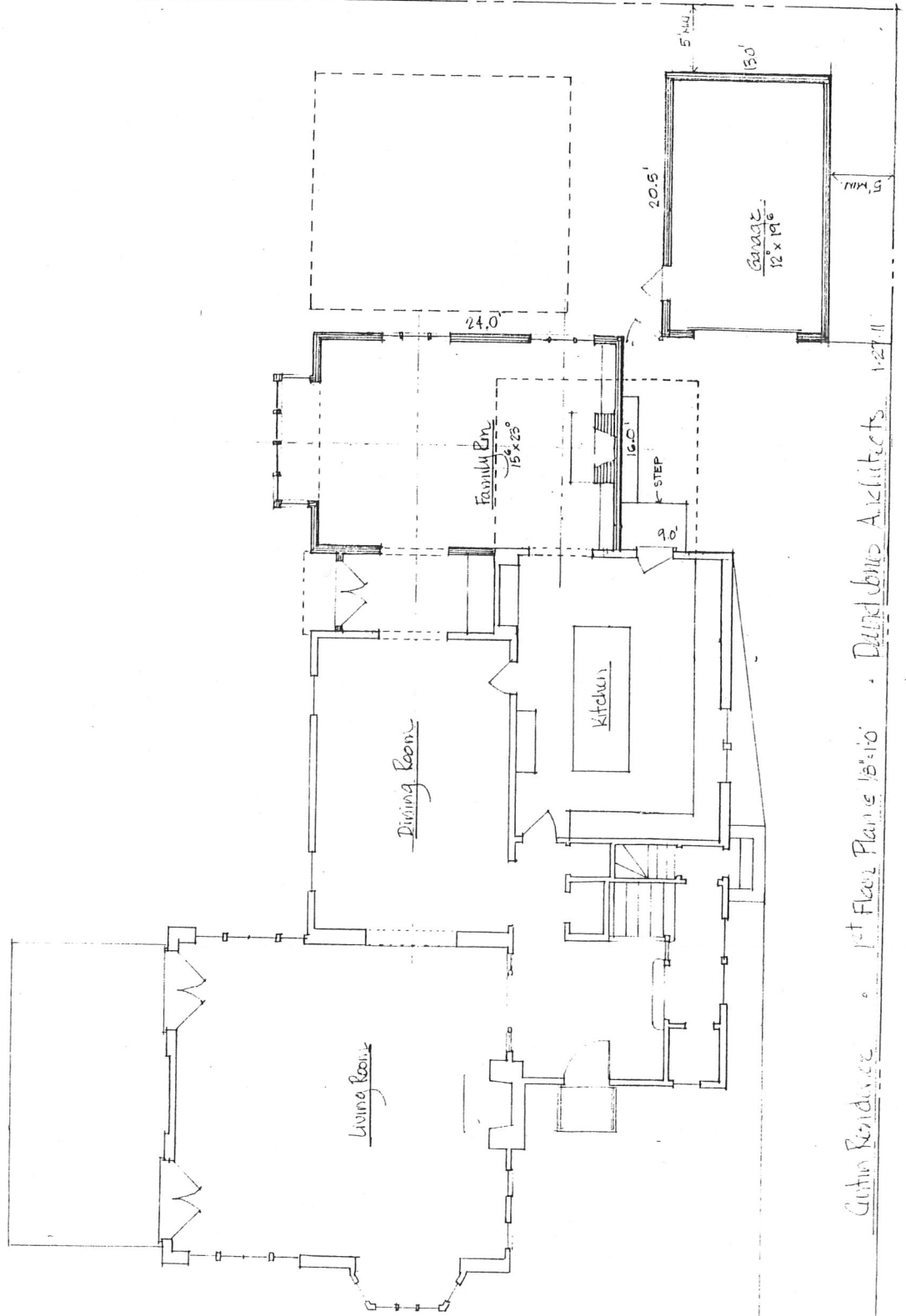
BUILDING FOOTPRINT
DOES NOT ACCOUNT
FOR EAVES, GUTTERS,
OR OTHER OVERHANGS.

GELLE
PART OF LOT
CH
UB

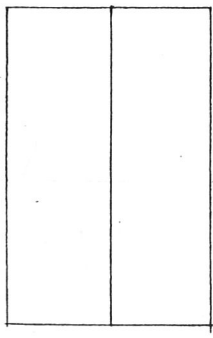
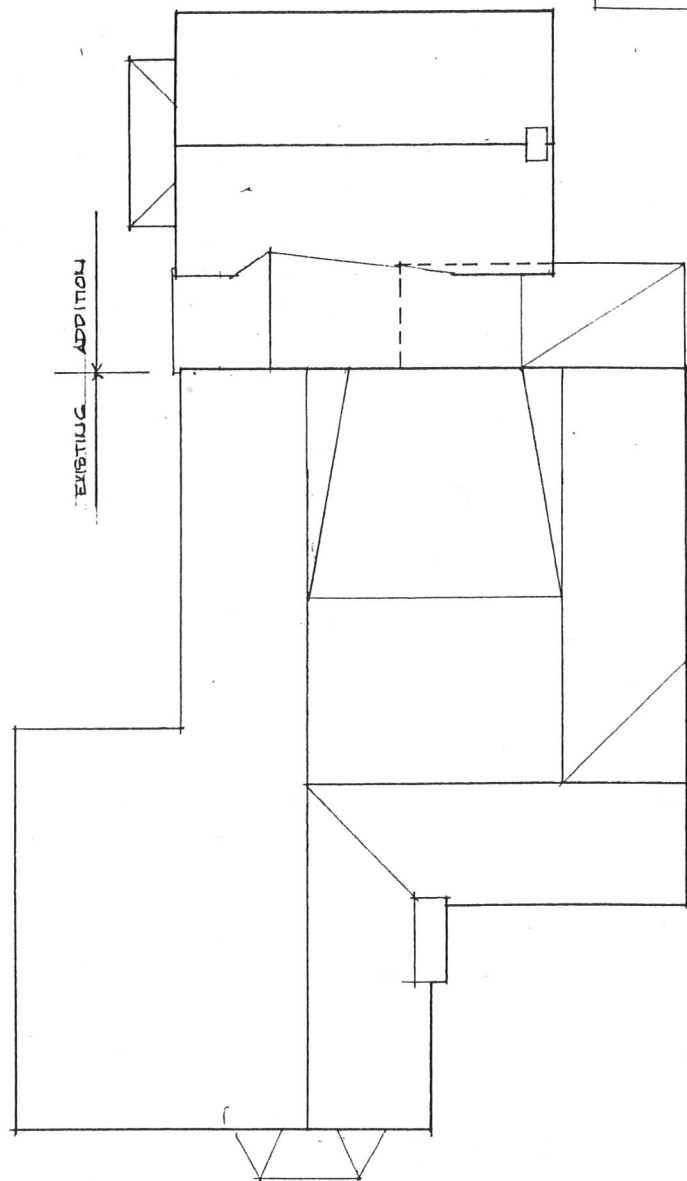
PT. OF 4



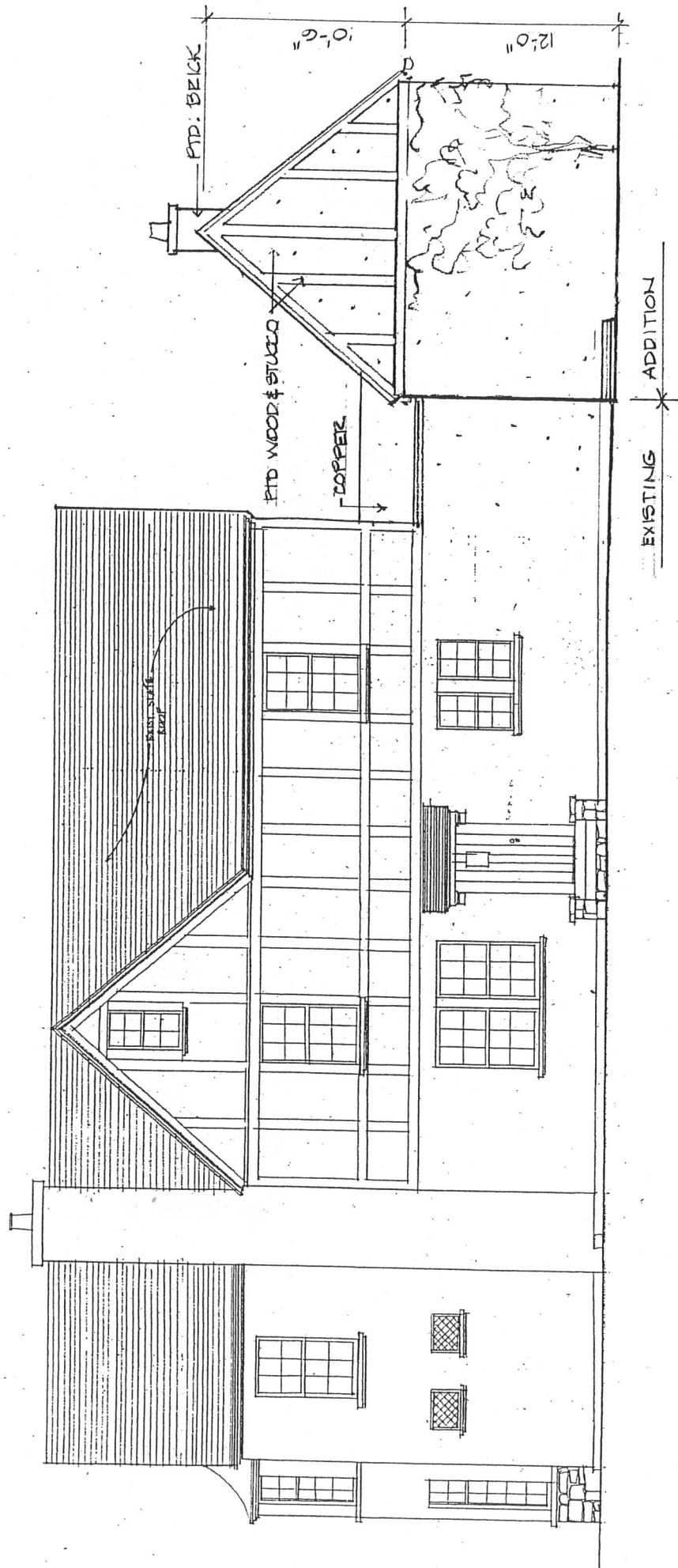
Curtin Residence - Site Plan 1"=20' - Jones Archts. 1.27.11



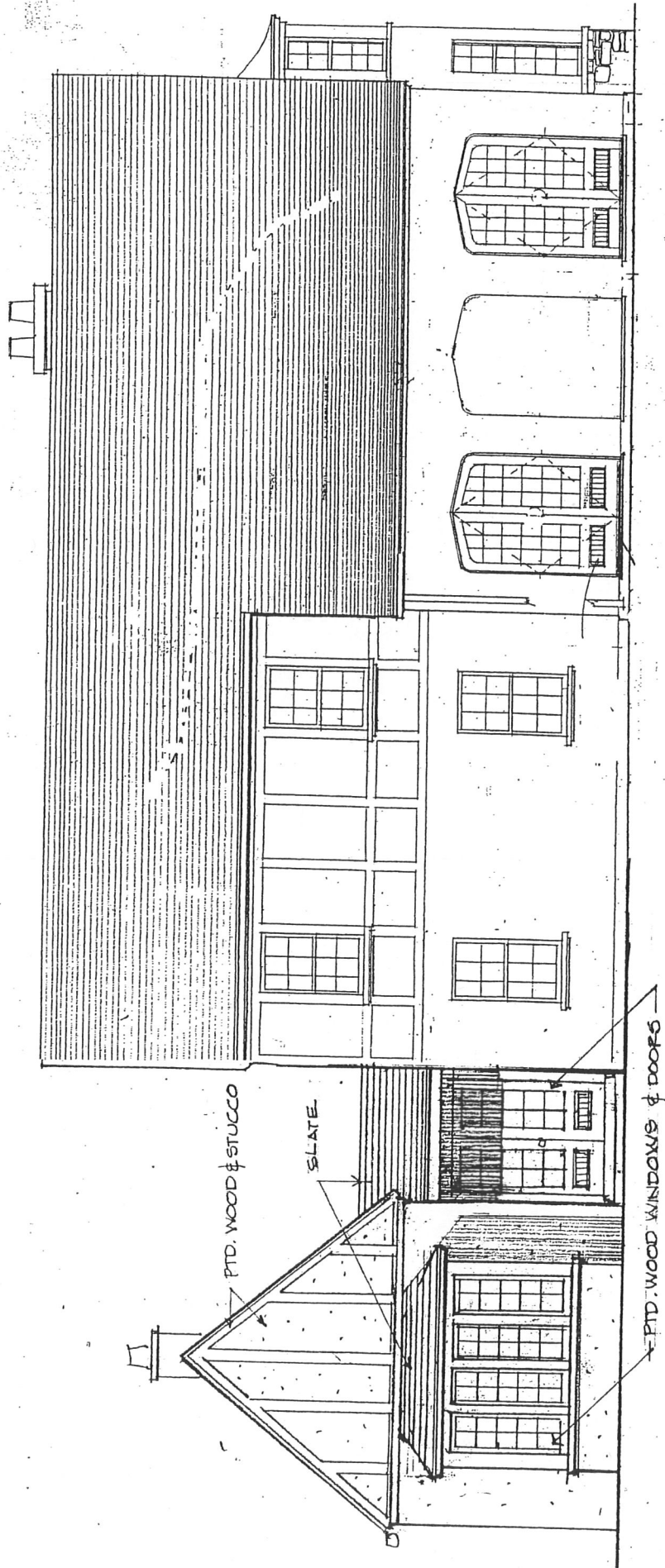
Curtin R. R. 1st Floor Plan 18' x 10' • D. R. R. Architects 1-27-11



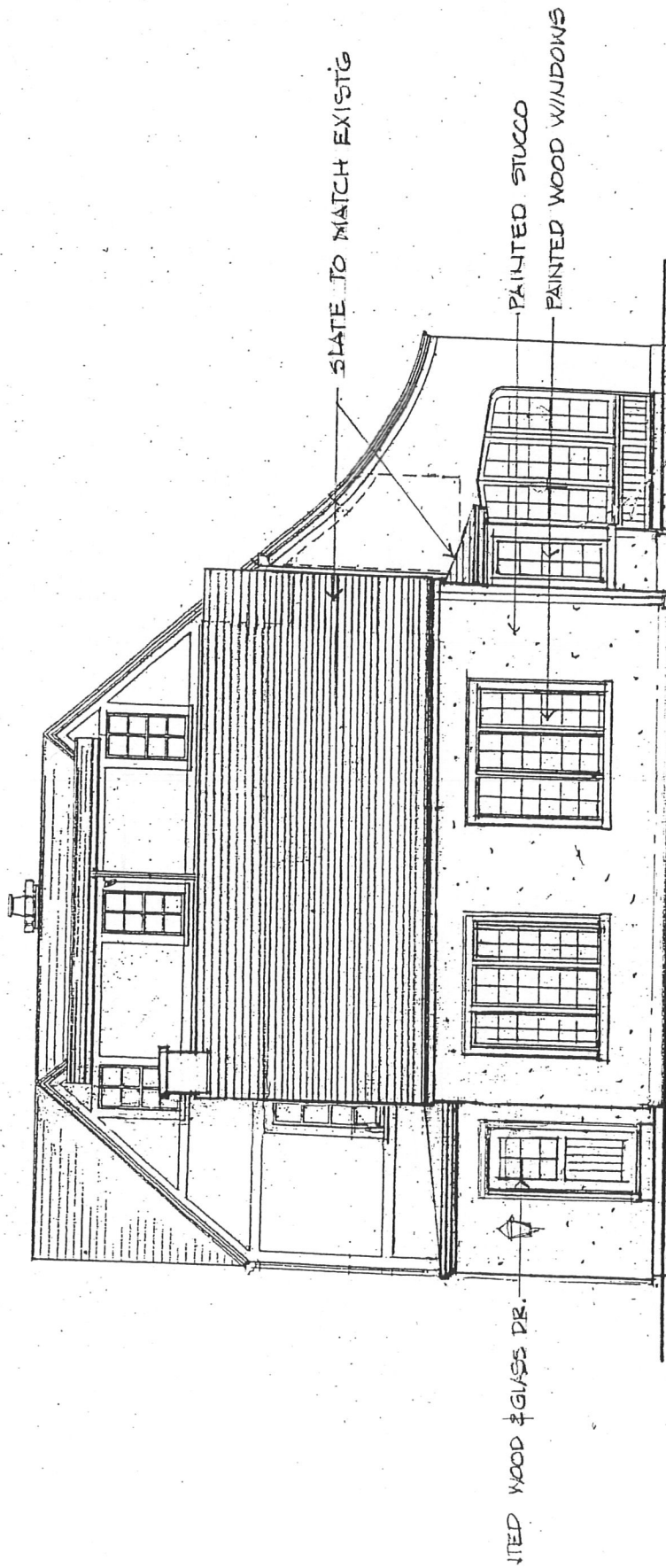
Curtin Residence • Roof Plan @ 1/8" = 1'-0" • David Jones Architects 1/27/11



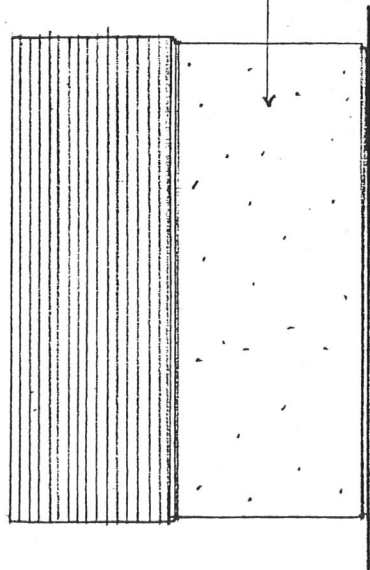
Curtin Residence • East Elevation @ 1/8" = 1'-0" • David Jones Architects 1.27.11



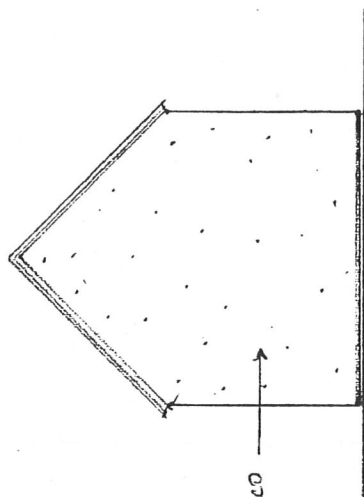
Curtin Residence • West Elevation @ 1/8" = 1'-0" • David Jones Architects 1.27.11



Curtin Residence • North Elevation $\frac{1}{8}'' = 1'-0''$ • David Jones Architects 1-27-11

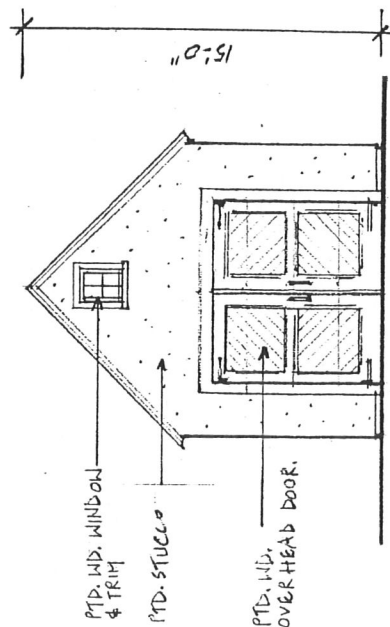
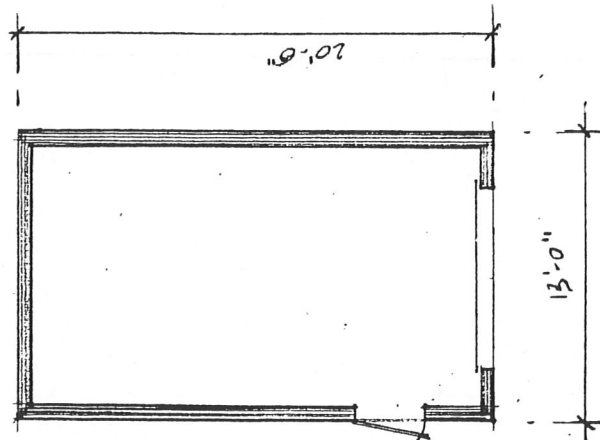


EAST ELEVATION



NORTH ELEVATION

PTD. STUCCO

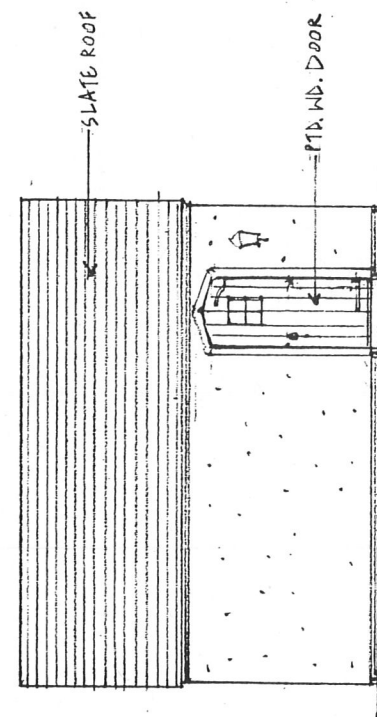


SOUTH ELEVATION

PTD. WD. WINDOW & TRIM

PTD. STUCCO

PTD. WD. OVERHEAD DOOR.

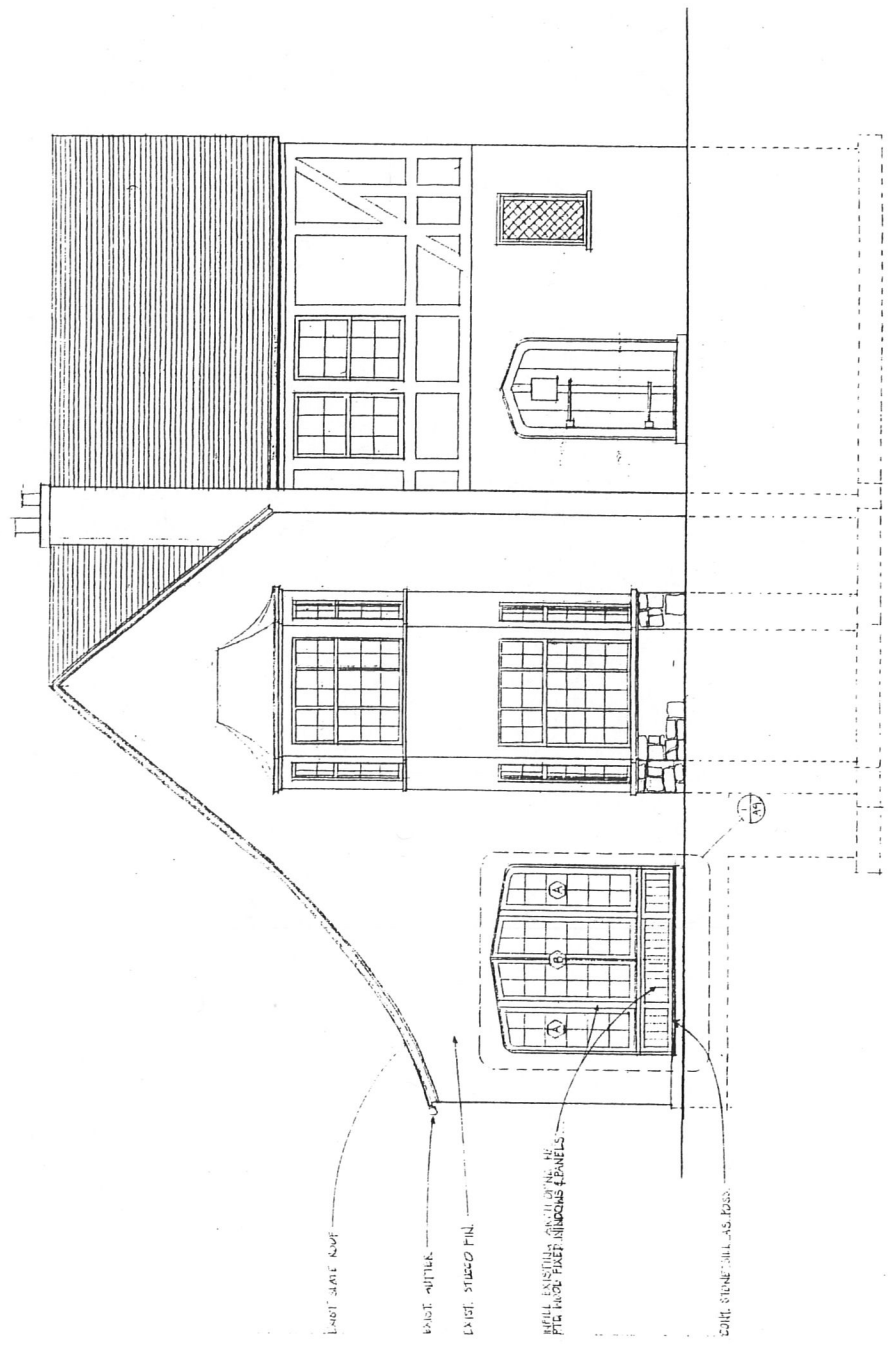


WEST ELEVATION

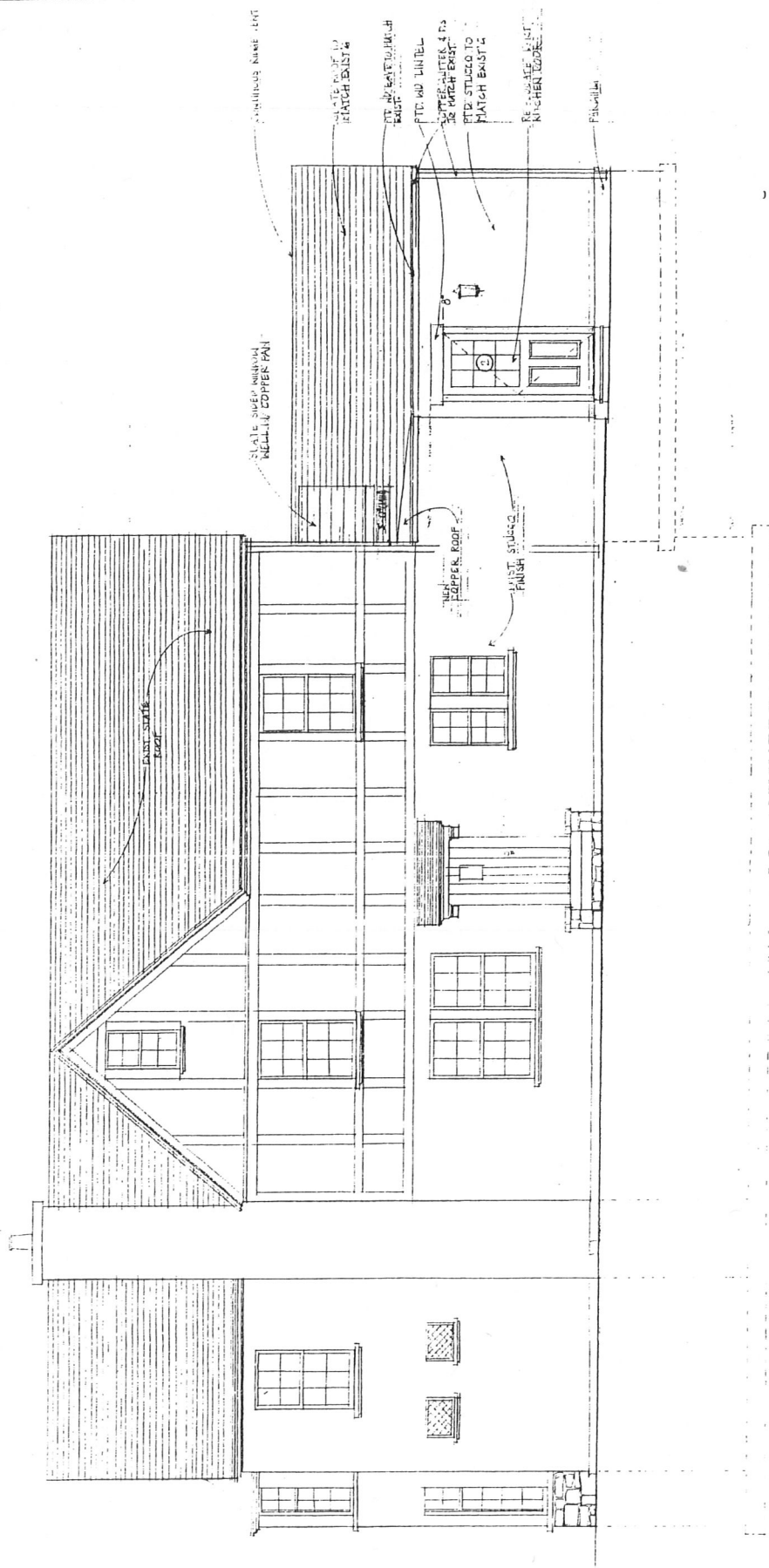
SLATE ROOF

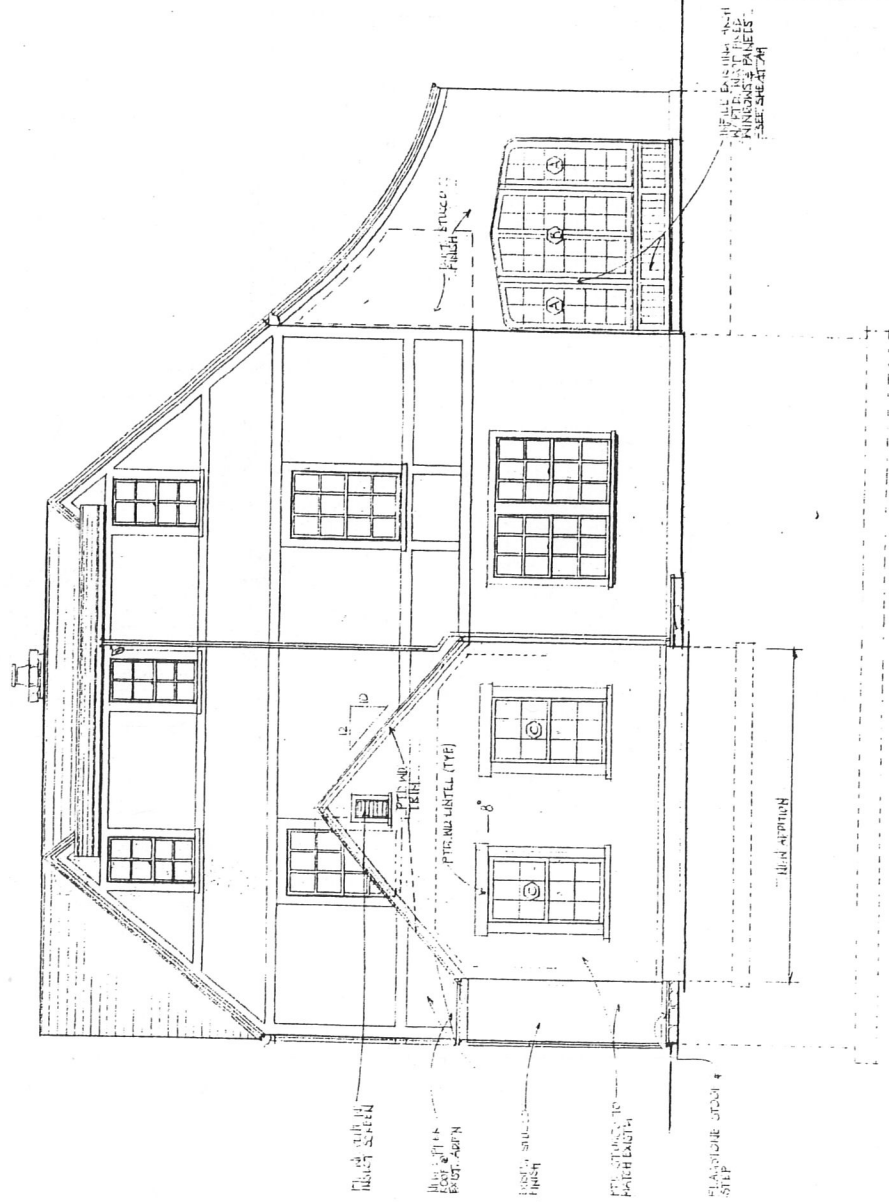
PTD. WD. DOOR

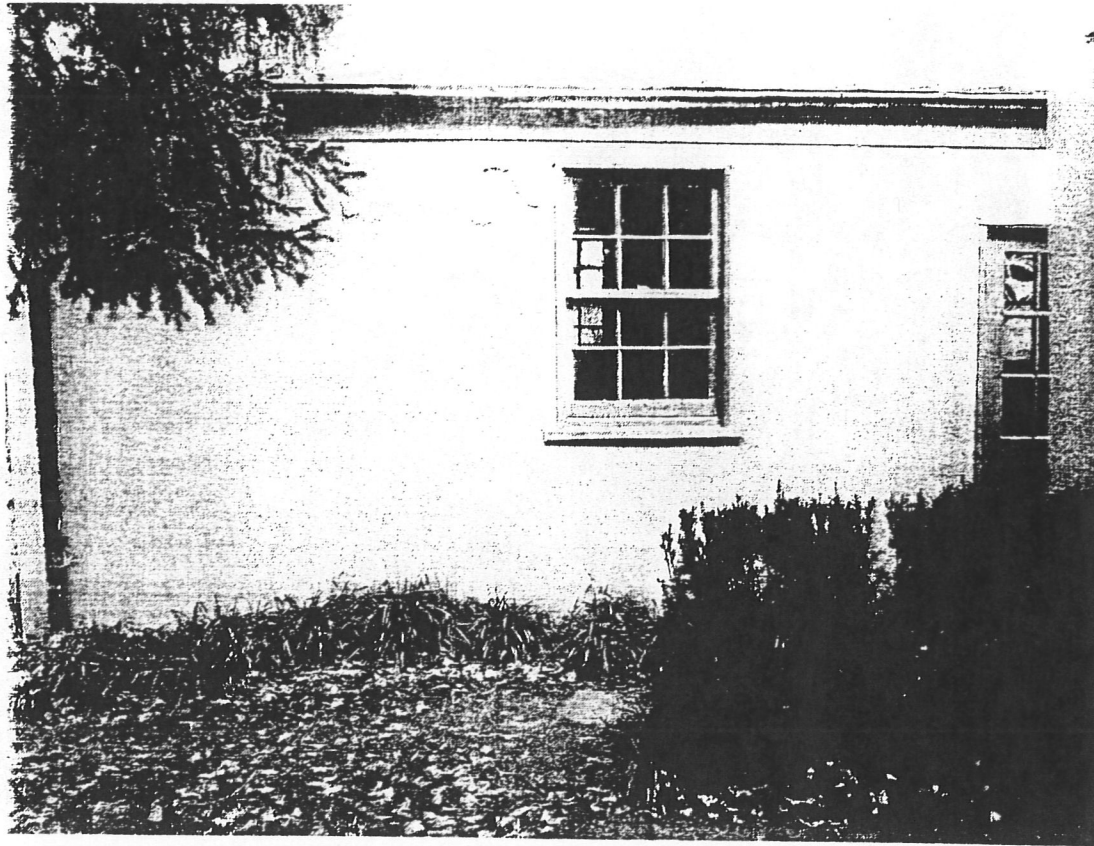
CURTIN RESIDENCE - GARAGE 8' 1/2" x 1'-0" - DAVID JONES ARCHITECTS 1.27.11



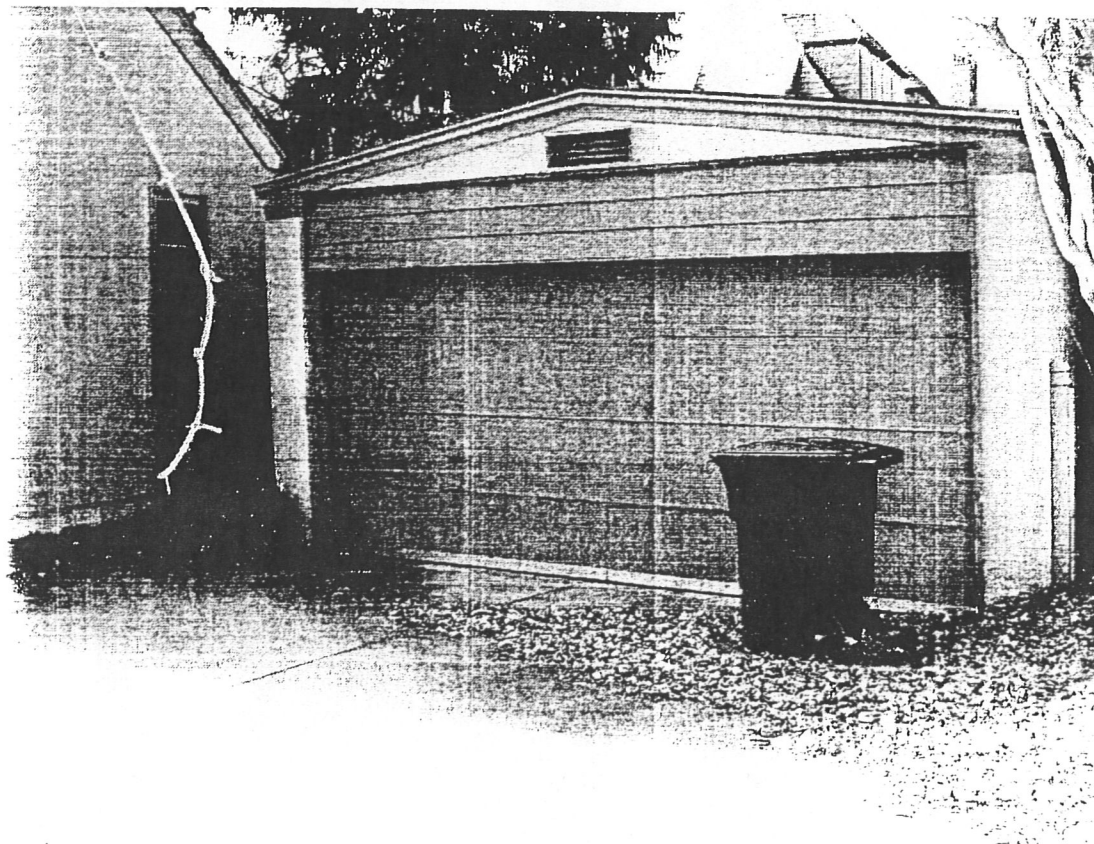
Date: _____
 Percent: _____
 Sheet: _____



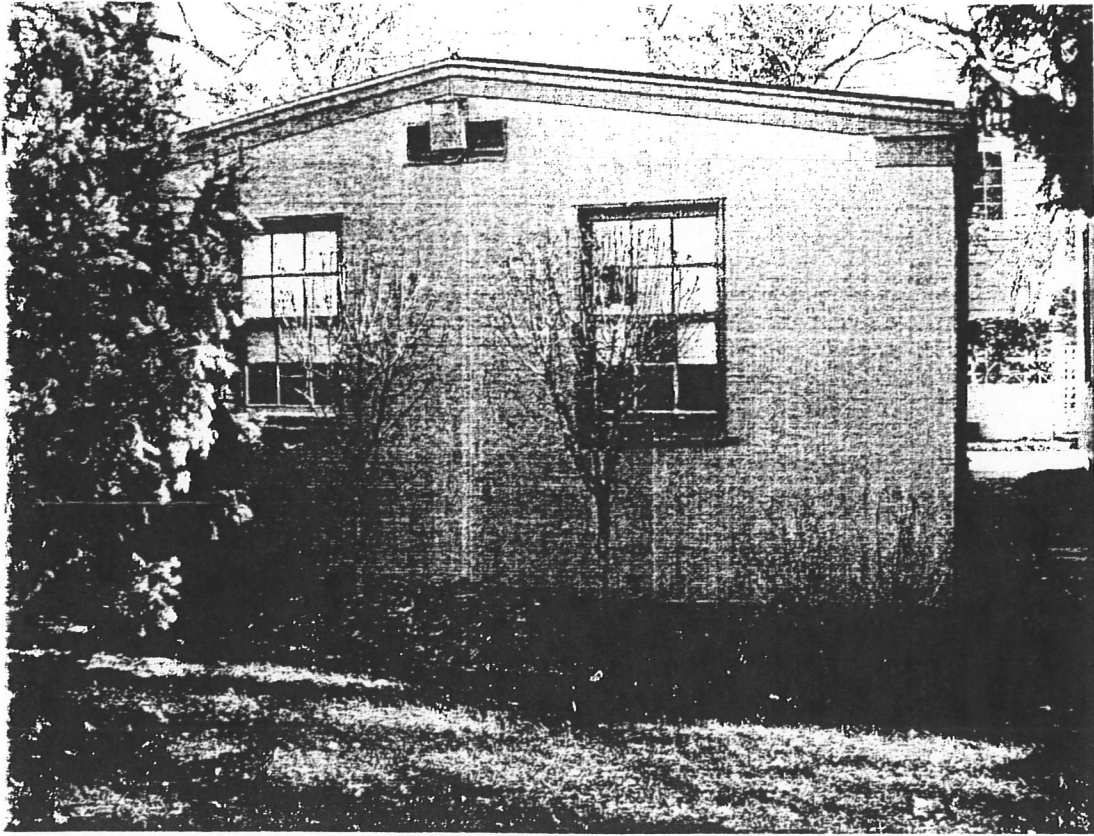




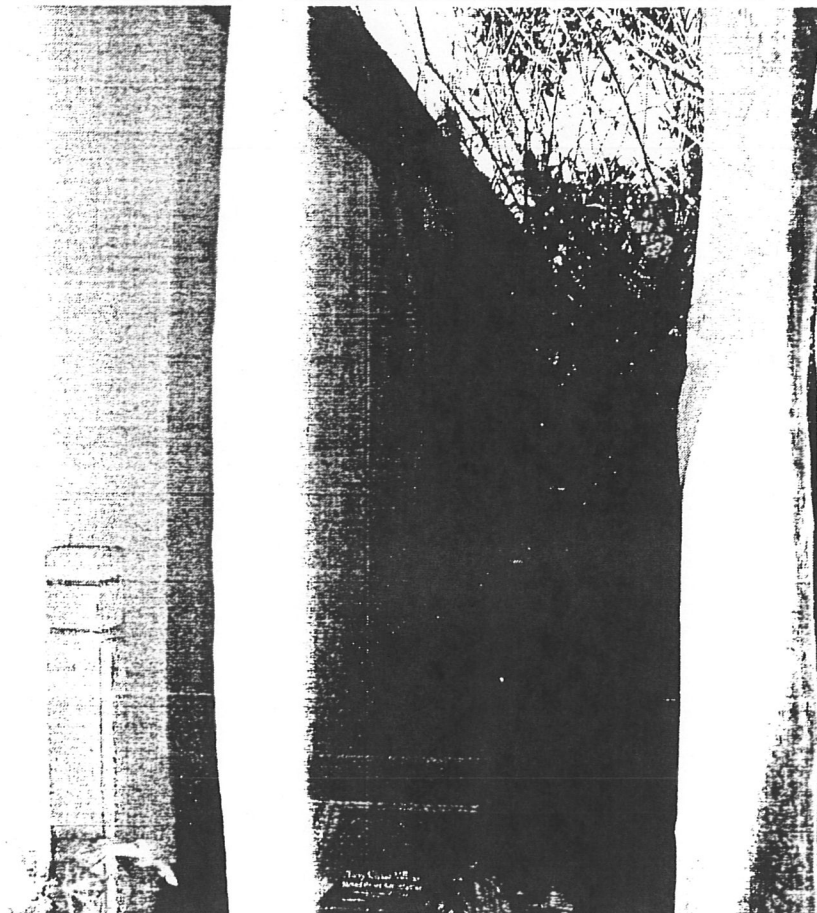
EXISTING GARAGE - SOUTH SIDE



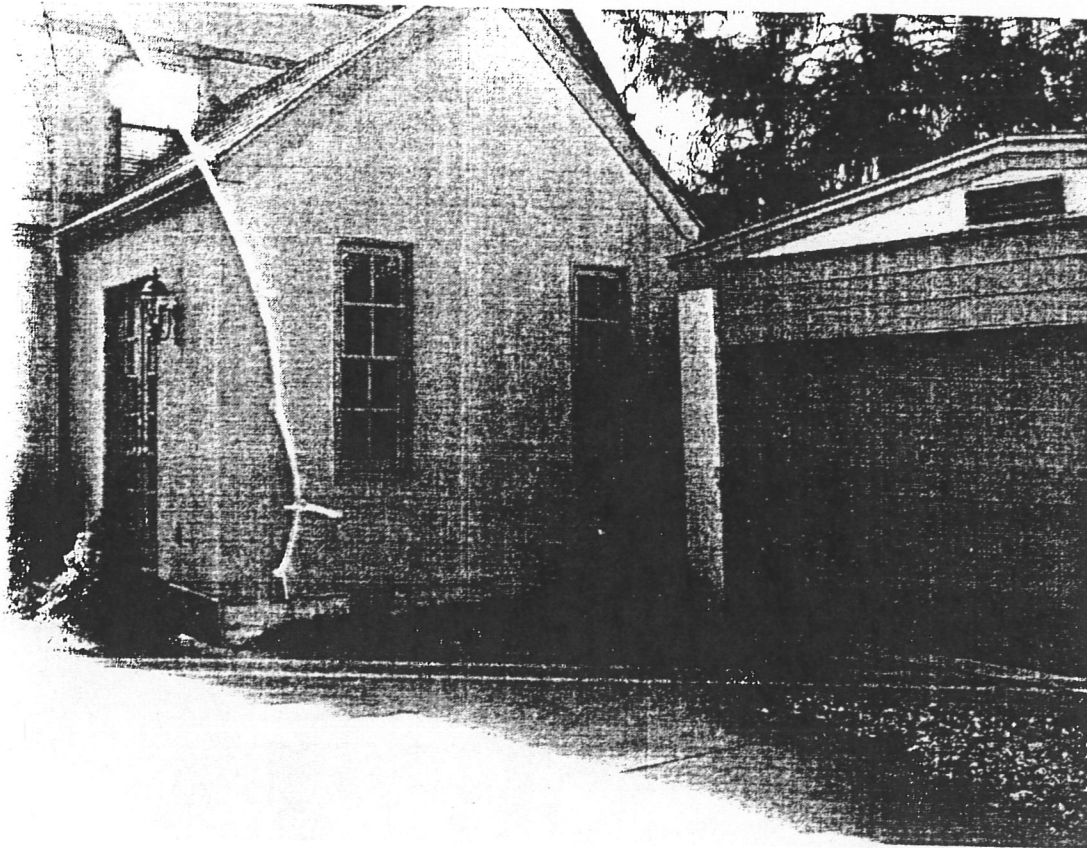
EXISTING GARAGE - EAST SIDE



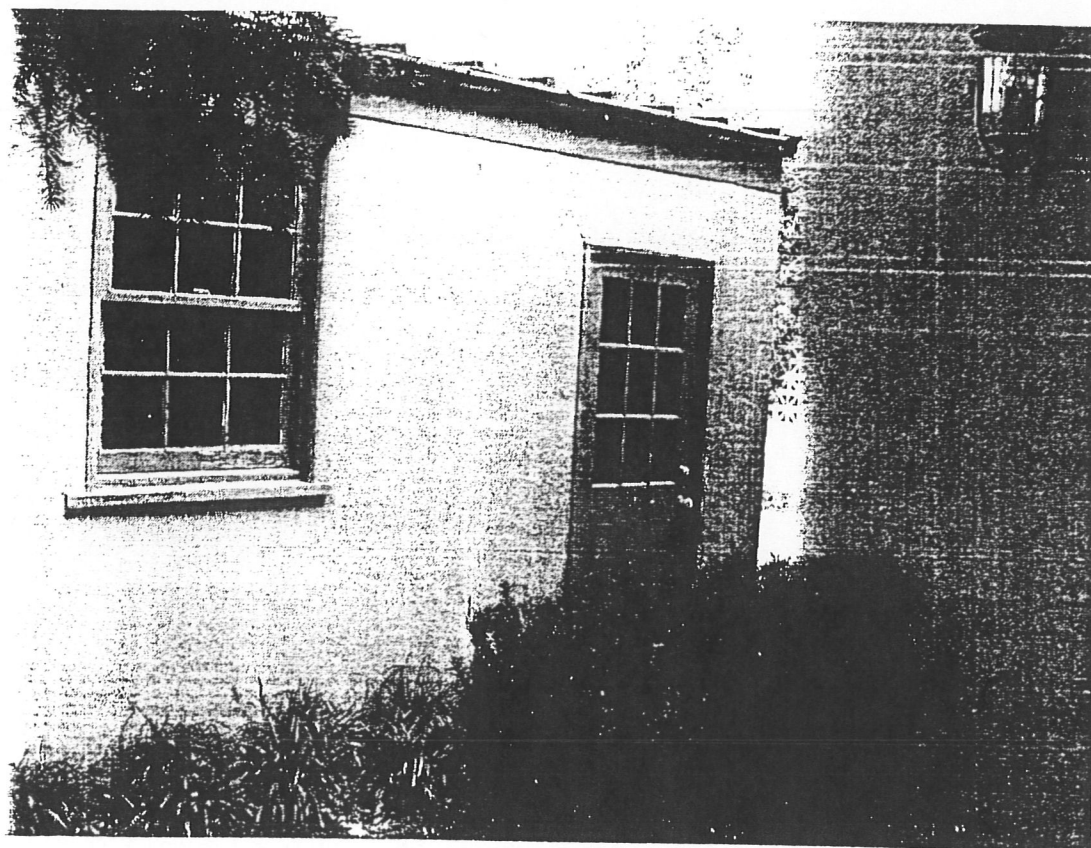
EXISTING GARAGE - WEST SIDE



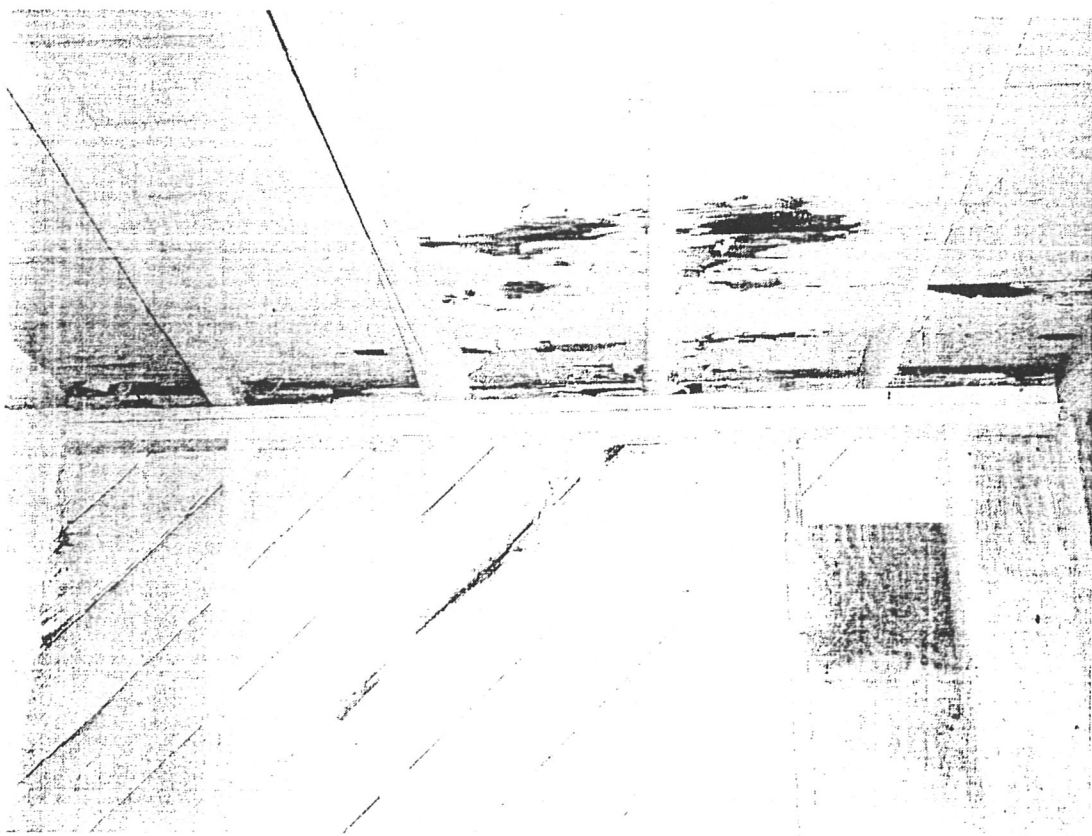
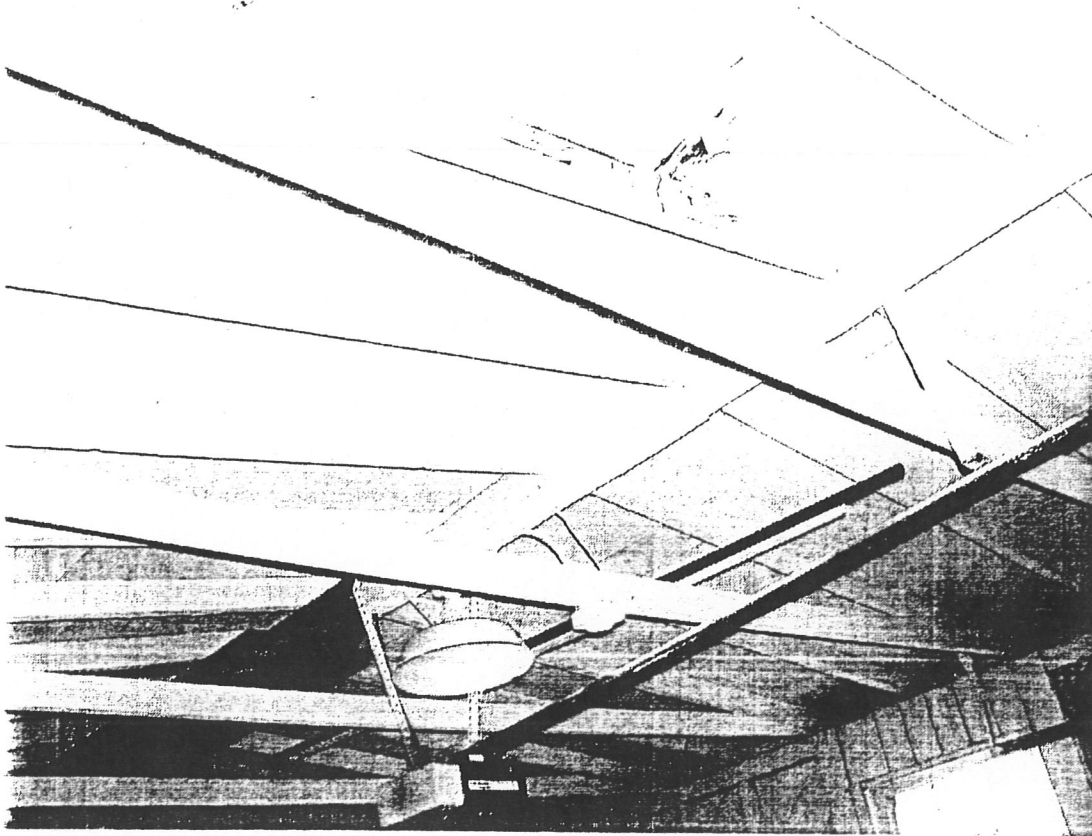
EXISTING GARAGE - NORTH SIDE



GARAGE & HOUSE

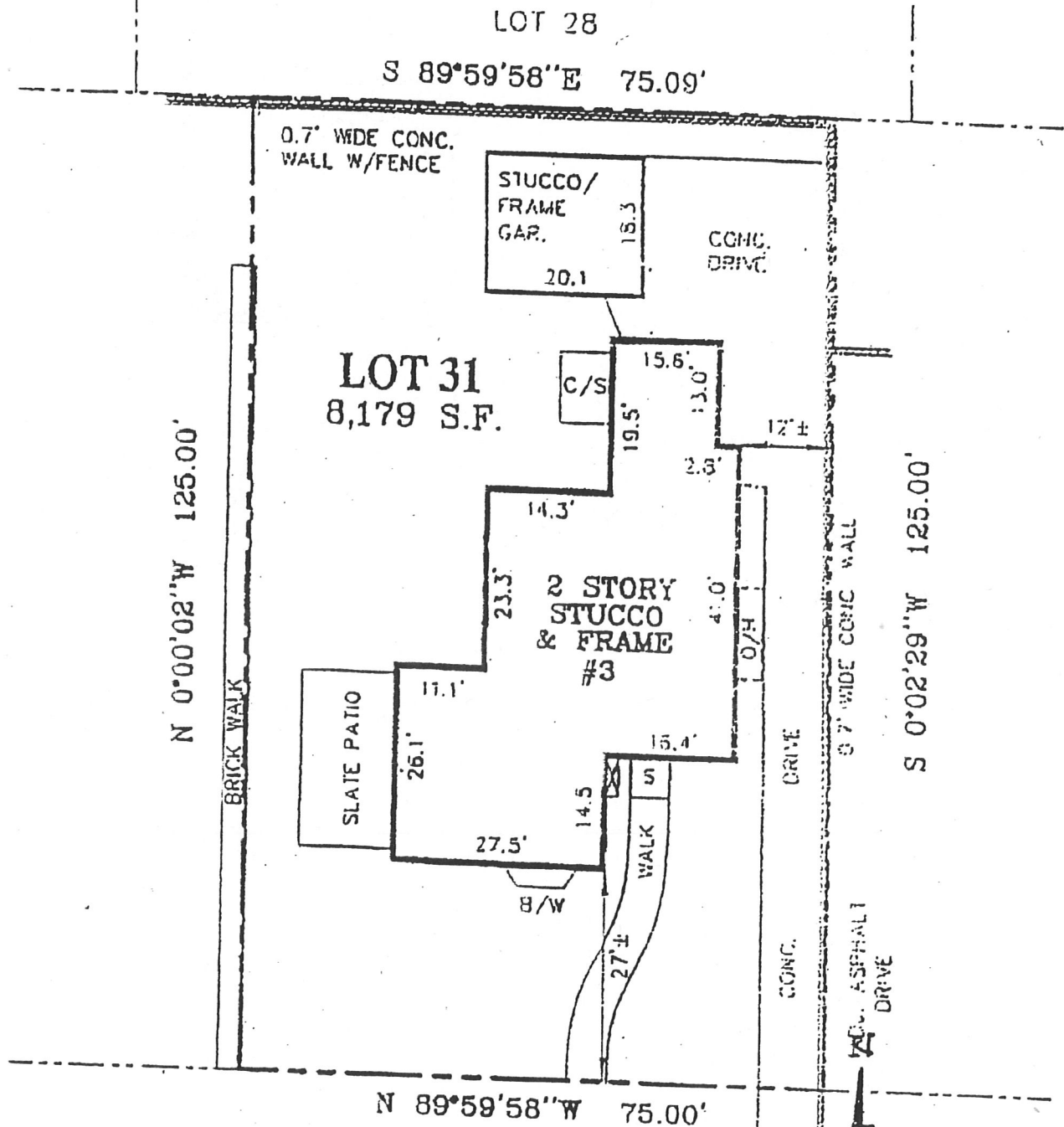


GARAGE LEANING.



GARAGE INTERIOR

of
be
ed



EXISTING SITE PLAN @ 1"=20'

PRIMROSE STREET

ND

REFERENCES	
BEEN CTION	PLAT BK.



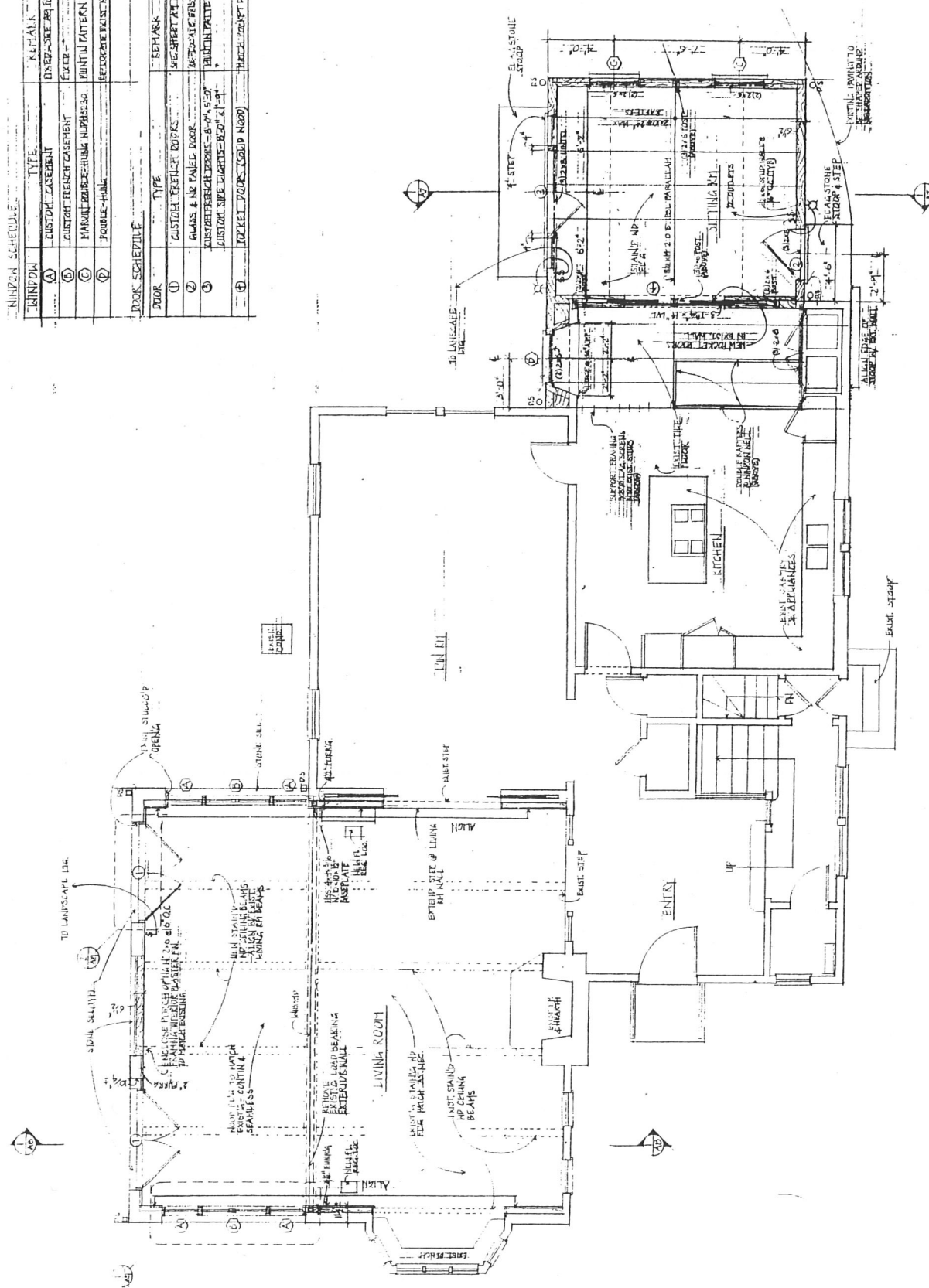
SNIDER & ASSOCIATES
LAND SURVEYORS

WINDOW SCHEDULE

WINDOW	TYPE	REMARK
①	CUSTOM CASEMENT	DOUBLE-HUNG 2ND FLOOR DETAILS
②	CUSTOM REAR CASEMENT	FIXED
③	MARBLE DOUBLE-HUNG	DOUBLE-HUNG 1ST FLOOR DETAILS
④	DOUBLE-HUNG	DOUBLE-HUNG 1ST FLOOR DETAILS

DOOR SCHEDULE

DOOR	TYPE	REMARK
①	CUSTOM TRIPLE DOORS	SEE SHEET AT DOOR DETAILS
②	GLASS & WOOD PANEL DOOR	14.11.00 SEE SHEET AT DOOR DETAILS
③	CUSTOM REAR DOOR - 6'-0" x 5'-0"	14.11.00 SEE SHEET AT DOOR DETAILS
④	TOILET DOOR - 6'-0" x 5'-0"	14.11.00 SEE SHEET AT DOOR DETAILS



OWNER: CHEVY CHASE & BROS. BUILDING
FOR A LIVING IN EXTENSION